

**MEETING OF THE PLANNING COMMITTEE HELD 6 APRIL 2023  
at 7.00 pm**

**PRESENT:** Councillors Ambler (Chairman), Mrs Carlyon, Nolan, Mrs Swain, Walker-Sunderhauf, Webb and Wells

**APOLOGIES:** Apologies of absence were received from Councillors Hall, Mrs Nolan, Pascoe, Sealy and Smith

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

**413 DISCLOSURES OR DECLARATIONS OF INTEREST**

**Planning Consultation (b) Schedule 1B: 3 Charles Street** (Minute 415(ix), page 193)  
Councillor Mrs Swain declared an interest on the grounds of being a trustee of the building.

**414 PLANNING MINUTES**

The Minutes of the Planning Committee meeting held 3 April 2023 were considered for accuracy.

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

**RESOLVED** the minutes of the Planning Committee meeting held 3 April 2023 were considered a correct record.

**415 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 Mrs Swain, seconded by Councillor Webb, 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:

(add in below from TCAAC)

*(i) PA23/01124 – Bosvigo Stores, Harrison Terrace  
Refusal – objections. See comments.*

*(ii) PA23/01697 & PA23/01698 – Cornwall Council, County Hall, Treyew Road  
Approval – thoroughly commended. See comments*

*(iii) PA23/01721 – Truro City Council, Municipal Buildings  
Approval in principle – see comments.*

*(iv) PA23/01013 – 21/22 Lemon Street  
Approval in principle, see comments.*

(v) PA23/00611 & PA23/00612 – 34A Lemon Street  
Refusal – objections (see comments).

(vi) PA23/01888 – 3 Agar Court  
Approval in principle, subject to conditions.

(vii) PA23/01911 – Daisy Fays, Kenwyn Road  
Approval in principle – see comments.

(viii) PA23/012137 – 24 Kenwyn Street  
Approval in principle – see comments.

(ix) PA23/01748 – 3 Charles Street  
Approval, no objections.

(x) PA23/02390 – Land adjacent to Enys Quay  
Approval in principle – see comments.

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 Webb (Mayor) seconded by Councillor Mrs Carlyon, that it be

**RESOLVED** that the recommendations contained within Schedule 1B, as proposed by the Chairman, be adopted by the Planning Committee, except for applications 1 and 5a&b, which would be transferred from Schedule 1B to Schedule 2, to be considered during the meeting.

(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) **20 Penair Crescent (1)**  
(PA23/00043)

Deferral recommended for the single storey extension until the Tree Officer has commented, after which the Chairman and Vice-Chairman can proceed to comment under delegated powers.

Proposer: Councillor Mrs Swain  
Seconded: Councillor Mrs Carlyon

(ii) **28 Highertown (2)**  
(PA23/00907)

Councillor Nolan joined the meeting at 7.14pm.

Unanimous refusal for the proposed residential unit and garden on the grounds of concerns over the access, the reduction in the amenity space, and the impact on the tree.

Proposer: Councillor Mrs Swain  
Seconded: Councillor Wells

(iii) **54 St Clement Close** (3)  
(PA23/01274)

Refusal recommended for the rear extension and conversion of the garage and interior alterations on the grounds of concern over the blocking of natural light, the change to the aesthetics of the estate due to the ridge structure, and potential overlooking.

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

i(v) **34A Lemon Street** (5 a&b on Schedule 1B)  
(PA23/00611 & PA23/00612)

Unanimous refusal recommended for change of use and Listed Building Consent in line with some of the comments from the Truro Conservation Area Advisory Committee in that the proposal is unneighbourly with unacceptable access and amenity space for a separate dwelling.

Proposer: Councillor Webb (Mayor)  
Seconder: Councillor Wells

(v) **Bosvigo Stores, 1A Harrison Terrace** (1 on Schedule 1B)  
(PA23/01124)

Unanimous deferral recommended for the alterations. Members invite the applicant to submit a revised design with the suggestion of incorporating the front elevation as shown in option 1, the side elevation as shown in option 2, with the retention of the plinth/ridge line fascia (shown as above the window) as aesthetic detailing.

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

**416 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 recommendations were last discussed.

**417 CORNWALL COUNCIL LICENSING APPLICATIONS**

Members considered the below licensing applications that were submitted to the City Council:

(i) **Skinners Brewery Visitor Centre**. Deadline for comments 10<sup>th</sup> April 2023.  
It was proposed by Councillor Webb (Mayor), seconded by Councillor Nolan and

**RESOLVED** that the licensing application for Skinners Brewery Visitor Centre be approved.

Councillor Mrs Carlyon wished for her name to be recorded as voting against the above resolution.

(ii) **Marks & Spencer, Lemon Quay**. Deadline for comments 14<sup>th</sup> April 2023.  
It was proposed by Councillor Mrs Swain, seconded by Councillor Webb (Mayor) and

**RESOLVED** that the licensing application for Marks & Spencer be approved.

**418 CORRESPONDENCE**

There was no correspondence to report.

**419 CHAIRMAN'S REPORT**

There was nothing to report.

The meeting closed at 7.47pm

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Chairman

DRAFT

# Schedule 1A<sup>3</sup>

## PLANNING APPLICATIONS – FOR THE MEETING OF 6 APRIL 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 30<sup>th</sup> March 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.*

| <b>Application Details</b>                             | <b>Proposal</b>  | <b>Ward</b>                   | <b>Recommendation from Chairman/<br/>Vice-Chairman &amp; Councillors</b> |
|--|--|-------------------------------|--|
| <b>(1) PA23/01274<br/>54 St Clements Close</b>         | Rear extension, conversion of garage and interior alterations  | <b>Tregolls</b>               | Schedule 2   |
| <b>(2) PA23/01301<br/>1 Eliot Road</b>                 | Construction of detached single garage   | <b>Moresk and Trehaverne</b>  | Approval recommended   |
| <b>(3) PA23/01296<br/>32 Hillcrest Crescent</b>        | Resubmission of PA22/10431 for the Construction of Single Storey Side Extension  | <b>Boscawen and Redannick</b> | Approval recommended   |
| <b>(4) PA23/01769<br/>1 Lychgate Drive</b>             | Works to a tree subject to a Tree Preservation Order. Works include the felling of one Fraxinus excelsior (T1) suffering from Ash Dieback.   | <b>Moresk and Trehaverne</b>  | Approval recommended   |
| <b>(5) PA23/01891<br/>9 Beechwood Parc</b>             | Works to trees subject to a tree preservation order (TPO) Beechwood Parc - W1 All trees  | <b>Tregolls</b>               | Approval recommended   |
| <b>(6) PA23/01829<br/>The Quadrant, Trelander East</b> | Works to trees under a tree preservation order (TPO) namely: T3: Large leaf lime, mature, remove all epicormic growth (shoots) from around stem base and to a height of 4m above ground level. | <b>Tregolls</b>               | Approval recommended   |

# Schedule 1A<sup>3</sup>

|   |  |  |                             |
|---|--|--|-----------------------------|
| <p><b>(7) PA23/01903</b><br/> <b>1 Chellew Road</b></p>     | <p>Works to trees under a tree preservation order (TPO) namely:<br/>         Holm Oak: Prune</p>   | <p><b>Tregolls</b></p>                           | <p>Approval recommended</p> |
| <p><b>(8) PA23/02171</b><br/> <b>2 Cotsland Road</b></p>    | <p>Works to a tree subject to a Tree Preservation Order for Oak (T1) - reduce crown by 3 metres (as marked by red line on photograph) to provide sufficient clearance to property and neighbouring property (tree previously reduced 4/5 years ago and it would be taken back to the same point as before)</p> | <p><b>Tregolls</b></p>                           | <p>Approval recommended</p> |
| <p><b>(9) PA23/00043</b><br/> <b>20 Penair Crescent</b></p> | <p>Proposed Single Storey Extension</p>  | <p><b>Tregolls</b></p>                           | <p>Schedule 2</p>           |
| <p><b>(10) PA23/02269</b><br/> <b>11 Kenwyn Road</b></p>    | <p>Conversion of lower ground floor stores into sun room and wc accessed via new side entrance and stairs. Alterations to existing rear terrace.</p>   | <p><b>Moresk and Trehaverne</b></p>              | <p>Approval recommended</p> |
| <p><b>(11) PA23/00907</b><br/> <b>28 Highertown</b></p>     | <p>Proposed residential unit and garden behind 28 and 28A Highertown, Truro (part-retrospective)</p>   | <p><b>Gloweth, Malabar and Shortlanesend</b></p> | <p>Schedule 2</p>           |
| <p><b>(12) PA23/02245</b><br/> <b>10 Copes Gardens</b></p>  | <p>Replacement of existing single-storey extension with larger single-storey extension and expansion of garage through a small infill extension (revision of PA20/05316)</p>   | <p><b>Moresk and Trehaverne</b></p>              | <p>Approval recommended</p> |

# Schedule 1B <sup>3</sup>

## PLANNING APPLICATIONS – FOR THE MEETING 6 APRIL 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 30<sup>th</sup> March 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.*

| <b>Application Details</b>  | <b>Proposal</b>   | <b>Ward</b>                   | <b>Recommendation from Chairman/ Vice-Chairman &amp; Councillors</b> |
|---|---|-------------------------------|--|
| <b>(1) PA23/01124<br/>Bosvigo Stores, 1A Harrison Terrace</b>           | Alterations to front elevation which is Bosvigo Stores to match the use of the remaining building                     | <b>Boscawen and Redannick</b> | Approval recommended   |
| <b>(2)(a) PA23/01697<br/>Cornwall Council, County Hall, Treyew Road</b> | Replacement of life expired external fenestration   | <b>Boscawen and Redannick</b> | Approval recommended   |
| <b>(b) PA23/01698<br/>Cornwall Council, County Hall, Treyew Road</b>    | Listed Building Consent for the above   | <b>Boscawen and Redannick</b> |  |
| <b>(3) PA23/01721<br/>Truro City Council, Municipal Buildings</b>       | Listed building consent for repairs to defective plaster in the Council Chamber and the entrance hall stairwell       | <b>Moresk and Trehaverne</b>  | Approval recommended   |
| <b>(4) PA23/01013<br/>20-21 Lemon Street</b>                            | Internal and external alterations without compliance with Condition 2 of decision notice PA22/08766 dated 10.01.2023. | <b>Moresk and Trehaverne</b>  | Approval recommended   |

# Schedule 1B <sup>3</sup>

|  |   |                                     |                             |
|--|---|-------------------------------------|-----------------------------|
| <p><b>(5)(a) PA23/00611</b><br/><b>34A Lemon Street</b></p>      | <p>Listed Building Consent for change of use from office storage space to a new residential dwelling (previously approved as an annexe under application PA22/01853).</p> | <p><b>Moresk and Trehaverne</b></p> | <p>Approval recommended</p> |
| <p><b>(b) PA23/00612</b><br/><b>34A Lemon Street</b></p>         | <p>Listed Building Consent for the above</p>  | <p><b>Moresk and Trehaverne</b></p> | <p>Approval recommended</p> |
| <p><b>(6) PA23/01888</b><br/><b>3 Agar Court</b></p>             | <p>Works to trees under a tree preservation order (TPO) namely: Holm Oak Tree (T2) - Remove</p>   | <p><b>Moresk and Trehaverne</b></p> | <p>Approval recommended</p> |
| <p><b>(7) PA23/01911</b><br/><b>Daisy Fays, Kenwyn Road</b></p>  | <p>Works to trees subject to a Tree Preservation Order, works include removal of 1 Beech tree, 1 Sycamore and 1 Oak tree</p>  | <p><b>Moresk and Trehaverne</b></p> | <p>Approval recommended</p> |
| <p><b>(8) PA23/02137</b><br/><b>24 Kenwyn Street</b></p>         | <p>Change of Use from Sui Generis Barber Shop to Sui Generis Tattoo Studio</p>  | <p><b>Moresk and Trehaverne</b></p> | <p>Approval recommended</p> |
| <p><b>(9) PA23/01748</b><br/><b>3 Charles Street</b></p>         | <p>Repair and refurbish building to improve access, means of escape and working conditions. Works to include raising roof ridge and remove windows.</p>                   | <p><b>Moresk and Trehaverne</b></p> | <p>Approval recommended</p> |
| <p><b>(10) PA23/02390</b><br/><b>Land Adjacent Enys Quay</b></p> | <p>Marine Management Organisation for the demolition and reinstatement of retaining wall</p>  | <p><b>Moresk and Trehaverne</b></p> | <p>Approval recommended</p> |

# Schedule 2<sup>3</sup>

**PLANNING APPLICATIONS – FOR THE MEETING OF 6 APRIL 2023**  
**SCHEDULE 2 – Applications to be considered at the Meeting.**

| <b>Application Details</b>                     | <b>Proposal</b>   | <b>Ward</b>                               | <b>Recommendation from Chairman/<br/>Vice-Chairman &amp; Councillors</b> |
|--|---|---|--|
| <b>(1) PA23/00043<br/>20 Penair Crescent</b>   | Proposed Single Storey Extension  | <b>Tregolls</b>                           |  |
| <b>(2) PA23/00907<br/>28 Highertown</b>        | Proposed residential unit and garden behind 28 and 28A Highertown, Truro (part-retrospective) | <b>Gloweth, Malabar and Shortlanesend</b> |  |
| <b>(3) PA23/01274<br/>54 St Clements Close</b> | Rear extension, conversion of garage and interior alterations                                 | <b>Tregolls</b>                           |  |