

# TRURO CITY COUNCIL



CITY OF TRURO

Town Clerk's Department  
Municipal Buildings  
Boscawen Street  
Truro TR1 2NE  
Tel. (01872) 274766  
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17 April 2026

To: The Mayor (Honorary Freeman Wells), Deputy Mayor (Councillor Rich), Chairman (Councillor Swain), Vice-Chairman (Councillor Wetherill) and Councillors Carlyon, Claxton, Collins, Douglas-Martin, Nolan, Griffiths, Tann, Tucker and other members of Truro City Council *for information*.

Dear Councillor

NOTICE IS HEREBY GIVEN that the meeting of the **PLANNING & LICENSING COMMITTEE** will be held at the **COMMITTEE ROOM (FIRST FLOOR), MUNICIPAL BUILDINGS, BOSCAWEN STREET, TRURO, TR1 2NE** on **THURSDAY 23 APRIL 2026 at 7.00pm** for the transaction of the under mentioned business:

*Members of the public have the right to speak at meetings of Truro City Council's Planning & Licensing Committee during consideration of planning applications, under the following conditions: Registration to speak must be made in writing, complete with your full name and contact details, either via email to info@truro.gov.uk or letter to the council offices, no later than 5pm on the Tuesday before the Thursday meeting. Only the first to register to speak for and against each application may be allowed to do so.*

## A G E N D A

1. **COUNCILLORS IN ATTENDANCE AND APOLOGIES**  
To **note** apologies.
2. **DECLARATIONS OF INTEREST**  
To **receive** and **resolve** on any dispensation requests.
3. **MINUTES (Appendix 1 pg3 – TCAAC to follow)**
  - a. To **resolve** to approve the minutes of the Planning Committee meeting held on 02 April 2026.
  - b. To **note** the minutes of the Truro Conservation Area Advisory Committee meeting held 21 April 2026.
4. **PLANNING CONSULTATION**  
To **consider** and **resolve** on plans submitted in accordance with planning consultation procedure: The chairman's proposals are to be voted for 'en bloc', except for individual applications a Councillor may request to consider in greater detail at this meeting.
  - a. **Applications to be voted on en bloc.**
    - i. [PA26/02102](#) | Proposed loft conversion with pitched roof dormer | 11 Merrifield Close Truro Cornwall TR1 3XE
    - ii. [PA26/02244](#) | Works to Tree covered by a Tree Preservation Order (TPO) - Western Red Cedar - Works to reduce branches in contact with roof and flue of property, to clear property by 1m. | Harmony Terrace Trevelva Road Malpas Truro Cornwall TR1 1QT
    - iii. [PA26/01986](#) | Proposed replacement windows in UPVC and doors | 10 And 12 Poltisco Close Truro Cornwall TR1 1AL
    - iv. [PA26/02151](#) | Proposed home office/gym and carport | 5 Pauls Terrace Truro Cornwall TR1 1HD
  - b. **Applications to be considered individually at this meeting.**
    - i. [PA26/02277](#) | Extensions and Other Works to Dwelling | 4 Bishops Close Kenwyn Truro Cornwall TR1 3RR
5. **LICENSING**  
None.
6. **URGENT APPLICATIONS**

To **discuss** and **resolve** a comment on any planning or licensing applications that have been received after publication of the agenda and that cannot, due to time constraints, be dealt with at a future meeting of this committee.

7. **CORRESPONDENCE**

To **note** the appeal decision for 1 Landerslee Drive, Truro, Cornwall TR1 3GF. (Appendix 2 pg6)

8. **DELEGATION OF POWER**

To **note** the decisions made under delegated powers.

*Standing Order 17. b Matters of Urgency*

*When decisions of an urgent nature have to be made between meetings of Committees, the Town Clerk shall be given delegated powers to act in consultation with the appropriate Chairman or Vice Chairman and Mayor or Deputy Mayor, the decision to be reported back to the next Committee meeting*

5 Day Protocol 14 St Marys Street (Appendix 3 pg8)

To **note** the delegated responses was to agree with the case officer.

9. **DECISIONS** (Appendix 4 pg9)

To **note** the decisions on applications by the Local Planning Authority since the last meeting of the Planning Committee.

10. **TRURO TRANSPORT STRATEGY WORKING GROUP**

Standing item for discussion / update.

11. To **discuss** the junction where Newham Trail meets Newham Road. (15 minutes only for this item)

12. **CHAIRMAN'S REPORT**

To **receive** a verbal report from the chairman.

13. **ITEMS FOR FUTURE MEETINGS**

TKNDP Steering Group Terms of Reference

14. **DATE OF NEXT MEETING**

Thursday 19 May 2026

  
David Rodda MBE  
**Town Clerk**

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## MEETING OF THE PLANNING AND LICENSING COMMITTEE HELD 02 APRIL 2026 AT 1900 IN COMMITTEE ROOM (FIRST FLOOR), MUNICIPAL BUILDINGS, BOSCAWEN STREET, TR1 2NE

**PRESENT:** Councillors Swain (Chairman), Wetherill (Vice-Chairman), Carlyon, Claxton, Tann, and Tucker.

**APOLOGIES:** Councillors Honorary Freeman Wells (Mayor), Douglas-Martin, Collins, and Rich.

**ALSO IN ATTENDANCE:** Councillor Webb and William Thorpe-Stanley (Committee Clerk).

### 1 COUNCILLORS IN ATTENDANCE AND APOLOGIES

No apologies received. P/25/1621

### 2 DECLARATIONS OF INTEREST

There were no declarations of interest. P/25/1622

### 3 MINUTES

**a** The minutes of the Planning & Licensing Committee meeting held on 12 March 2026 were considered for accuracy. It was proposed by Councillor Carlyon, seconded by Councillor Tann, and **RESOLVED** that they be considered a correct record and signed. **P/25/1623**

**b** The minutes of the TCAAC meeting held 31 March 2026 were **noted**. P/25/1624

### 4 PLANNING CONSULTATION

#### **a En bloc applications.**

- |  |            |
|--|------------|
| i. 2 Benson Road Truro Cornwall TR1 3TN<br>Support.                        | PA26/01442 |
| ii. 15 Basement Offices Lemon Street Truro Cornwall TR1 2LS<br>Support.    | PA26/01466 |
| iii. Haven House (Part Ground Floor) Quay Street Truro TR1 2UY<br>Support. | PA26/01243 |
| iv. 15 River Street Truro Cornwall TR1 2SQ<br>Support.                     | PA26/01254 |
| v. 35 Lemon Street Truro Cornwall TR1 2NR<br>Support.                      | PA26/01421 |
| vi. 21A Carvoza Road Truro Cornwall TR1 1BA<br>Support.                    | PA26/01722 |
| vii. Pendrea 43 Carvoza Road Truro Cornwall TR1 1BA<br>Support.            | PA26/01654 |
| viii. 6A River Street Truro Cornwall TR1 2SQ                               | PA26/00488 |

Support.

- ix. Pendower Heights Trevethenick Road Truro Cornwall TR1 1AZ PA26/01919  
Support.

It was proposed by Councillor Swain, seconded by Councillor Carlyon, and **RESOLVED** that Truro City Council submit the Chairmans' recommendations in response to consultations for the above applications. **P/25/1625**

**b Applications considered individually.**

**i Caragloose Comprigney Hill Kenwyn Truro Cornwall TR1 3EF (PA26/01602)**

The committee felt the tree had been mal treated and although well established in an exposed location no longer held significant amenity value.

It was proposed by Councillor Tann, seconded by Councillor Wetherill and **RESOLVED** to support the application requesting that a mature (5/6 year) replacement be planted of a species agreed by the Tree Officer, suggesting a Sessile Oak. **P/25/1626**

**ii 7 Upland Crescent Truro Cornwall TR1 1LU (PA26/01531)**

It was proposed by Councillor Tann, seconded by Councillor Tucker and **RESOLVED** to support the application. **P/25/1627**

**iii Woodland Cottage Mitchell Hill Truro Cornwall TR1 1JF (PA26/01605)**

Members considered the public comments, Tree Officer's view and the images evidencing the lean of the tree. Councillors did not wish to see the tree lost but felt the risk of fall and potential subsequent serious damage.

It was proposed by Councillor Tann, seconded by Councillor Tucker and **RESOLVED** to support the application requesting that a replacement be planted of a species agreed by the Tree Officer, suggesting a Cornish Oak, and in a suitable location in the garden. The Committee would also like to see the wall rebuilt using traditional methods. **P/25/1628**

**iv 15 River Street Truro Cornwall TR1 2SQ (PA26/01439)**

This application was considered alongside its partner application 'PA26/01440'. **P/25/1629**

**v 15 River Street Truro Cornwall TR1 2SQ (PA26/01440)**

It was proposed by Councillor Tann, seconded by Councillor Swain and **RESOLVED** to support the application. **P/25/1630**

**5 LICENSING**

None. **P/25/1631**

**6 URGENT APPLICATIONS**

**5 Day Protocol 57 Little Castle Street, Truro (PA25/09643)**

Since the Council submitted its comment plans had been amended that addressed the concerns raised.

It was proposed by Councillor Swain, seconded by Councillor Tann and **RESOLVED** to agree with the case officer. **P/25/1632**

**7 CORRESPONDENCE**

Local Plan and Local Councils involvement note from Adam Birchall, Cornwall Council Head of Planning and Housing Policy.

Members agreed that it would be beneficial to invite Adam Birchall to speak to all Councillors early in the next administrative year.

**P/25/1633**  
Page 4 of 10

**8 DELEGATION OF POWER**

It was reported that for application PA25/07810 a 5 day protocol had been issued that could not be dealt with at a meeting of the committee, therefore the Town Clerk replied after consulting with members of the committee. The case officer had was recommending refusal as the ownership had since be clarified. It was decided to reply in agreement with the case officer.

P/25/1634

**9 DECISIONS**

The decisions by Cornwall Council since the last meeting of the planning committee were **noted**.

P/25/1635

**10 TRURO TRANSPORT STRATEGY WORKING GROUP**

Nothing to report.

P/25/1636

**11 CHAIRMANS REPORT**

The Chairman wished a good Easter.

P/25/1637

**12 ITEMS FOR FUTURE MEETINGS**

TKNDP Steering Group Terms of Reference

P/25/1638

**13 DATE OF NEXT MEETING**

The date of the next meeting is 23 April 2026.

P/25/1639

The meeting closed at 19:57.

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Chairman



## Appeal Decision

Site visit made on 10 March 2026

**by R J Perrins MA ND Arbor Tech ArborA**

**an Inspector appointed by the Secretary of State for Communities and Local Government**

**Decision date: 31 March 2026**

### **Appeal Ref: APP/TPO/D0840/10553**

#### **1 Landerslee Drive, Truro, Cornwall TR1 3GF**

- The appeal is made under regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 against a refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order.
- The appeal is made by Mr Andrew Whiteley against the decision of Cornwall Council.
- The application Ref: PA24/07342, dated 22 September 2024, was refused by notice dated 29 November 2024.
- The work proposed was described as remove large branch (one of 4) pointing west which is resting on electricity substation. Pollard 3 remaining branches to growth point. Remove about 1/3 of each and slightly prune of branch pointing north which is excessively shading neighbours solar panels.
- The relevant Tree Preservation Order (TPO) is the Richard Lander Truro TPO 2006 which was confirmed on 6 February 2007.

### **Decision**

1. The appeal is allowed in part, and consent is granted to crown reduce, by up to 3 metres, the poplar tree at 1 Landerslee Drive, Truro, Cornwall TR1 3GF, protected by the Richard Lander Truro TPO 2006, in accordance with the terms of the application, PA24/07342, dated 22 September 2024, subject to the following conditions:
  - 1) The work for which consent is hereby granted shall be implemented within two years from the date of this decision.
  - 2) All work shall be carried out in accordance with British Standard BS3998:2010 Tree Work – Recommendations.

### **Main Issues**

2. The effect on the character and appearance of the area if the tree was pruned and whether the reasons submitted justify its removal.

### **Reasons**

3. The poplar tree stands to the rear of No 1 and can be seen from many public vantage points. There is no dispute that the tree was there before the residential development of which it is now part. The poplar provides maturity to the locality and is one of a number of trees of varying sizes, ages, and species, within view along Newbridge Lane. At the time of the application the tree had a full crown with natural outline. The proposed works would have compromised that, reducing the tree's overall amenity and leading to harm to the character and appearance of the area.

4. I say that recognising the works refer to 'pollarding' which is an unfortunate term to have used. However, it is clear from the submissions that what was meant was removal of one branch and reduction of three other branches by up to a third, not 'pollarding' which would see all of the crown removed. Nevertheless, the works proposed would have resulted in harm to the tree's form at the time the application was made.
5. However, it was evident from my inspection that the tree has lost a large and important limb since the application was made. That has resulted in the loss of a large portion of the eastern side of the crown leaving an unbalanced tree. In that context the proposed works would have less of a harmful effect and would lead to moderate harm to the character and appearance of the area. Nevertheless, any works to a protected tree require robust justification and it is to that, the second main issue, to which I now turn.
6. I recognise there was scant information with the application in terms of any arboricultural assessment of the tree. In addition, matters such as shading and potential risks, without any professional corroboration, must carry little weight. However, I cannot ignore the branch loss which, as well as a misshapen crown, has left a large tear wound and the remaining crown open to the elements increasing the risk of further limb failure. It is clear to me that works are required to re-balance the crown and to reduce any risk of further loss.
7. In that light, the Council's decision notice refers to the Forestry Officer being supportive if an application for a 1.5m crown reduction were to be made. In addition, the officer's inspection was carried out in 2024, and the tree will have grown since then. The Regulations give me the authority to consider the application afresh provided no prejudice would occur. To that end it seems to me that a pragmatic and reasonable solution, in light of the time that has passed, and the loss of a large part of the crown, would be to allow a crown reduction of up to 3 metres. That would enable the tree to be re-shaped and retained. No prejudice would arise given 3 metres would not quite be the whole branch removal, and reduction/pollarding of a third, that the appellant was seeking in the first instance.

### *Conclusion*

8. With any application to prune a protected tree a balancing exercise needs to be carried out. I have found that the pruning of the tree would result in moderate harm to the character and appearance of the area, given its current form. However, its current condition and form require remedial works in any event which weighs substantially in favour of reduction works being carried out.
9. Therefore, taking into account all of the foregoing matters, both individually and in combination, justification has been provided to reduce the tree. On balance therefore the appeal should be allowed subject to conditions that the works are carried out to the appropriate standard and in a timely manner.
10. Having considered all other matters raised, the appeal succeeds in part.

*RJ Perrins*

Inspector

Dear Truro City Council

Thank you for the Parish Council response to the above (all other) minor development proposal for the above Application relating to 14 St Mary's Street, Truro which I have set out below:

*'Truro City Council object to the proposal where all windows visible from the street should be appropriate for the conservation area and adjacent to a Grade I listed building. The windows on St Marys Street, Old Bridge Street and on the rear facing the bridge must be timber sash windows.'*

While the scheme received objections from the Parish Council, the Officer has, after carefully assessing the case and correspondence with the Agent, concluded that the application in its present form is acceptable with regard to alterations to the proposals including, as you may have noted above, the amendment of the description due to recent guidance and lack of some clarity on drawings. The description is now changed for this Application from : 'Retention of Existing Windows Facing St Marys Street and Proposed Replacement Timber Windows Facing Old Bridge Street' to: **Existing timber windows retained, with replacement timber windows to the north west elevation facing Old Bridge Street and to the north east elevation.**

New plans have been submitted and matters have been resolved in order that the development would:

- o retain all existing timber windows with repairs and repainting where needed;
- o introduce new timber windows in place of the uPVC fittings to two elevations facing towards Old Bridge Street, with appropriate detailing, concealed acoustic trickle vents and Slimline double glazing or mono-laminated glass secured by condition and would be subject to approval of manufacturer's details;
- o Timeline set for completion of works by 11<sup>th</sup> September 2026 as per Appeal decision
- o all windows would retain authentic visual form and detailing within original openings;
- o conserves the character of the Truro Conservation Area setting and the significance of the Grade I listed Truro Cathedral;
- o reflects accepted modern conservation practice for discreet and reversible enhancement for sustainable development;
- o accords with Strategic Policies 12, 13 and 24 and results in no identified harm under the National Planning Policy Framework (December 2024)

The described works would therefore have a neutral to positive effect on the heritage asset.

Under the circumstances, it is of the Officer's opinion that approval is the most appropriate decision in the interests of protection of any future users of the building – it's flats and offices - and preservation and enhancement of the Conservation Area within the setting of the Grade I\* Listed Cathedral.

In light of the above, I intend to recommend the application for **APPROVAL** on this basis.

I would respectfully request that your Council consider the following options as set out within the Protocol for Local Councils:

1. Agree with my recommendation
2. Agree to disagree
3. It is requested the LPA consider referring the matter to planning committee

Please tell me which option you wish to choose within 5 working days from the date of this communication, or before if this is possible.

If I do not hear from you within 5 working days, a delegated decision may be issued in accordance with my recommendation. If our recommendation changes for any reason, we will notify you so that you may reconsider your own position.

*\*Planning committees can be viewed and accessed remotely. Further information can be found on our website at [Webcasts - Cornwall Council](#).*

Application	Decision	Truro City Council
<b>PA26/00129</b>   Listed Building Consent to remove the cracked and blown cement render from the front and part of the hipped end facing No 21 St George's Road and replace with 3 coats of lime render.   Moonfleet House 20 St Georges Road Truro Cornwall TR1 3JD	Approved with conditions	Support.
<b>PA26/00075</b>   Rear single storey extension to dining room and utility. Open garage enclosed to create boot room, shower room and single garage. New double garage with storage with access off Kenwyn Church Road.   Arisaig Kenwyn Close Truro Cornwall TR1 3DX	Approved with conditions	Support.
<b>PA26/00451</b>   Listed Building Consent for the Installation of 2 stoves, reconstruction of 1 chimney stack and installation of PV panels   St Georges Vicarage St Georges Road Truro Cornwall TR1 3NR	Approved with conditions	Support.
<b>PA26/00508</b>   Works to trees under a Tree Preservation Order, namely 1) T1 - Mature oak: Reduce crown by 1 m only 2) T2 - Mature oak: Reduce crown by 1 m only. Works proposed to maintain natural form and limit visual amenity and tree health impacts undertaken in strict accordance with British Standards 3998:2010   The Knoll St Clements Hill Truro Cornwall TR1 1NY	Approved with conditions	Support.
<b>PA26/00148</b>   Advertisement Consent for one non-illuminated sign.   Britannia Inn Quay Street Truro Cornwall TR1 2HE	Approved (Statutory/one condition only)	Truro City Council support the application adding that it would be welcomed if the proposal was to paint the design directly on to the building or use a matt material.
<b>PA26/01021</b>   Works to trees subject to a Tree Preservation Order, T825 - Pinus Radiata, dismantle, remove and replant. T2394 - Pinus Radiata, dismantle, remove and replant.   Street Record Boscawen Woods Truro Cornwall	Approved with conditions	Support.
<b>PA26/01091</b>   Works to trees subject to a Tree Preservation Order, namely; 1) T1 Large Spruce, (unsure if this tree is old enough to be covered by the TPO 1974) Tree is considered too large for its current location, close to neighbouring property and just on drive. The owner feels anxious during strong winds and has concern that the tree could potentially fall. There is limited scope for reduction works, as any significant reduction would affect visual amenity. The tree is not considered a high quality specimen and not in keeping with other trees in the area. The customer would like to fell the tree and re-plant with a birch species. 2) T2 Large Sycamore, mature tree	Approved with conditions	Truro City Council support the application subject to the Forestry Officer 's recommendation.

<p>with large low lateral limb which is overextending. We would like to reduce this section to help prevent possible future failure. reduce by approx. 10-15% please see ref 2   Tippetts Cottage Kenwyn Truro Cornwall TR1 3DR</p>		
<p><b>PA25/09643</b>   Change of use of first floor from office (Class E) to residential (Class C3) to form a first floor 1 bedroom flat with associated internal alterations.   57 Little Castle Street Truro Cornwall TR1 3DL</p>	<p>Approved with conditions</p>	<p>Truro City Council object to the design of the scheme in its current form owing to the lack of window or skylight in the second floor bedroom, the omission of ground floor plans detailing entry, the specific storage for bins to avoid pavement cluttering and obstruction, and the breaking of symmetry on the main street facing elevation through partial filling in of one window to accommodate an 'L' shaped kitchen where a galley would not require this.</p>
<p><b>PA25/08998</b>   Existing timber windows retained, with replacement timber windows to the north west elevation facing Old Bridge Street and to the north east elevation.   14 St Marys Street Truro Cornwall TR1 2AF</p>	<p>Approved with conditions</p>	<p>Truro City Council object to the proposal where all windows visible from the street should be appropriate for the conservation area and adjacent to a Grade I listed building. The windows on St Marys Street, Old Bridge Street and on the rear facing the bridge must be timber sash windows.</p>
<p><b>PA26/01112</b>   Works to trees subject to a Tree Preservation Order, reduce Lime tree to suitable growth points.   22 Tinney Drive Truro Cornwall TR1 1AG</p>	<p>Part Approved/Part Refused</p>	<p>Support.</p>