TRURO CITY COUNCIL

Town Clerk's Department
Municipal Buildings
Boscawen Street
Truro TR1 2NE
Tel. (01872) 274766
www.truro.gov.uk
email: info@truro.gov.uk

09 October 2026

To: The Mayor (Honorary Freeman Wells), Deputy Mayor (Councillor Rich), Councillor Swain (Chairman), Councillor Wetherill (Vice-Chairman), and Councillors Carlyon, Douglas-Martin, Ellis, La Borde, Nolan, Sunderhauf, Tucker, One Vacancy, and all 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 **LARGE ROOM (SECOND FLOOR), TRURO COMMUNITY LIBRARY, UNION PLACE, TRURO, TR1 1EP** on **THURSDAY 15 OCTOBER 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.*

The press and public are invited to attend. Meetings are held in public and could be filmed or recorded by broadcasters, the media, or members of the public.

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 pg4 – TCAAC to follow)
   a. To **resolve** to approve the minutes of the Planning Committee meeting held on 24 September 2026.

   b. To **note** the minutes of the Truro Conservation Area Advisory Committee meeting held 13 October 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. PA26/06495 | Works to Trees covered by a Tree Preservation Order (TPO) - Sycamore stems/trunks - Reduce back to previous pruning points and a height of 6m above the base of the tree | 51 Chirgwin Road Truro Cornwall TR1 1TS
   ii. PA26/05928 | Proposed extension, reconfiguration and renovation of nursing home, including construction of an external store and provision of additional parking. | Cathedral View Nursing Home Kenwyn Church Road Kenwyn Truro Cornwall TR1 3DR
   iii. PA26/06637 | Extensions to existing swimming pool building (to remain) to form annexe and other ancillary facilities | Trevaunce House 11 Penwethers Lane Truro Cornwall TR1 3PW
   iv. PA26/06708 | Works to Trees covered by a Tree Preservation Order (TPO) - T4 - 2 x Pine - Fell. | 4 Belvedere Truro Cornwall TR1 1UU
   v. PA26/06393 | Listed Building Consent for proposed removal of existing "crazy paving" and replacement granite external paving | South Penarth Truro Cornwall TR1 1NX
   vi. PA26/06526 | Proposed raised rear Terrace | 21A Carvoza Road Truro Cornwall TR1 1BA
   vii. PA26/06652 | Works to Trees within a Conservation Area (TCA) - Whitebeam - 15% crown reduction. | 4 Trennick Row Malpas Road Truro Cornwall TR1 1QL
   viii. PA26/06787 | Works to Trees covered by a Tree Preservation Order (TPO) - G001 - Sycamore x 2, T004 - Ash, T019 - Ash - Fell. | Newham House Truro Cornwall TR1 2SR

b. **Applications to be considered individually at this meeting.**

i. PA26/04418 | Change of Use of Part of Approved Ground Floor Commercial Unit to a Mixed-Use Development Comprising a Boutique Hotel (Class C1) and Cafe (Class E), Formation of Additional Windows and Associated Works. | Number 1 Tabernacle Street Truro Cornwall TR1 2EJ

ii. PA26/04739 | Reserved matters application for approval of access, layout, scale, appearance and landscaping for 274 dwellings, internal access roads, public open space, landscaping and SUDS features pursuant to outline application PA14/04970 dated 02.06.2016 without compliance with condition 16 of decision PA22/05032 dated 07.10.2024 with variation of condition 1 of decision PA25/03247 dated 03/07/2026. The application is accompanied by an environmental statement. | Land At Dudman Farm Truro Cornwall TR1 3QF

iii. PA26/06957 | Works to Tree(s) covered by a Tree Preservation Order (TPO) - G001, G002, G003 and T006 - Crown lift to 5.2m. T001 - Relocate approx 13m N within same soft landscaping. T007 - Coppice | Truro Health Park Infirmary Hill Truro Cornwall TR1 2JA

iv. PA26/06047 | Works to trees subject to a Tree Preservation Order (TPO): Yew tree - remove. Hawthorn tree - reduce in size. | Seil House 6 Tremorvah Crescent Truro Cornwall TR1 1NL

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**

a. DfT Transport And Works Act 1992: The Proposed Lighterage Quay Bridge (Truro) Order (Appendix 2 pg8)
b. Cornwall Council Neighbourhood Planning Newsletter (Appendix 3 pg9)
c. Scoping Consultation for the Cornwall Local Plan (Appendix 4 pg10)

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

a. PA26/05647 Land At Tre-El-Verne Close (Appendix 5 pg12)
b. PA26/02318 The Deanery, The Avenue (Appendix 6 pg14)

9. **DECISIONS** (Appendix 7 pg15)

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

10. **CHAIRMAN'S REPORT**

To **receive** a verbal report from the chairman.
- Local Plan Engagement Workshop held on 06 10 2026.

11. **TRURO TRANSPORT STRATEGY WORKING GROUP**

a. To **note** the minutes of the meeting held 14 10 2026. (Appendix To Follow)
b. To **resolve** to appoint the non-Councillor membership.

12. **TRURO NEIGHBOURHOOD PLANNING STEERING GROUP**

To **note** the minutes of the meeting held 08 10 2026. (Appendix 8 pg17)

13. **BUDGET**

To **recommend** a budget for the year 2026-27.

14. **EXCLUSION OF THE PRESS AND PUBLIC**

In accordance with s1(2) of the Public Bodies (Admission to Meetings) Act 1960, the press and public will be excluded from the meeting during consideration of the following items by reason of their confidential or special nature: contracts.

a. To **select** a supplier for the NPS production support. (Appendix 9 pg20)
b. To **select** a supplier for the Transport Strategy production support. (Appendix 10 pg75)

15. **READMITTANCE OF THE PRESS AND PUBLIC**
Press and public will be permitted to rejoin the meeting following the conclusion of the confidential items.

16. **ITEMS FOR FUTURE MEETINGS**

17. **DATE OF NEXT MEETING**
Thursday 5th November 2026

David Rodda MBE
Town Clerk

TRURO CITY COUNCIL

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MEETING OF THE PLANNING AND LICENSING COMMITTEE HELD 24 SEPTEMBER 2026 AT 19:00 IN LARGE ROOM (SECOND FLOOR), TRURO COMMUNITY LIBRARY, UNION PLACE, TRURO, TR1 1EP

PRESENT:	Councillors Swain (Chairman), Wetherill (Vice-Chairman), Carlyon, Nolan, Tucker, and Honorary Freeman Wells (Mayor).
APOLOGIES:	Councillors Douglas-Martin [personal], Ellis [personal], Rich [business], and Sunderhauf [business].
ALSO IN ATTENDANCE:	William Thorpe-Stanley (Committee Clerk) and one member of the public.

Prior to the meeting a one minute silence was held for Councillor Jonathan Tann.

1 COUNCILLORS IN ATTENDANCE AND APOLOGIES

The apologies were **noted**. P/26/726

2 DECLARATIONS OF INTEREST

There were no declarations of interest. P/26/727

3 MINUTES

a The minutes of the Planning & Licensing Committee meeting held on 03 September 2026 were considered for accuracy.

It was proposed by Councillor Tucker, seconded by Councillor Wells, and **RESOLVED** that they be considered a correct record and signed. **P/26/728**

b The minutes of the TCAAC meeting held 22 September 2026 were **noted**. P/26/729

It was proposed by Councillor Swain, seconded by Councillor Tucker and **recommend** Council writes to the Local Planning Authority presenting a policy of inspection and amendment of Listed Building descriptions. P/26/730

4 PLANNING CONSULTATION

a En bloc applications.

i. 31 Boscawen Street Truro Cornwall TR1 2QJ PA26/05901
Support.

ii. 6 Stratton Terrace Truro Cornwall TR1 3EW PA26/06161
Support.

iii. 17 Boscawen Street Truro Cornwall TR1 2QZ PA26/06091
Support.

iv. 23 Penair Crescent Truro Cornwall TR1 1YS PA26/06026
Support.

v. 9 Trewinnard Grove Truro Cornwall TR1 3RQ PA26/05996
Support.

vi. 8 Penair View Truro Cornwall TR1 1XR PA26/06065
Support.

vii. 8 Bishop Temple Road Truro Cornwall TR1 1YP PA26/06158
Support.

viii. Cathedral View House Kenwyn Church Road Truro TR1 3DR PA26/05880
Support.

ix. St Marys COfE School Higher Trehaverne Truro TR1 3RJ PA26/06342
Support.

x. Bosvigo County Primary School Chapel Hill Truro TR1 3BJ PA26/06241
Support.

xi. Trafalgar House Dental Practice Malpas Road Truro TR1 1QH PA26/05731
Support.

xii. 22 Union Place Truro Cornwall TR1 1EP PA26/06379
Support.

It was proposed by Councillor Swain, seconded by Councillor Wells, and **RESOLVED** that Truro City Council submit the Chairmans' recommendation, to support, in response to consultations for the above applications. **P/26/731**

b Applications considered individually.

iv 130 Moresk Road Truro Cornwall TR1 1BL (PA26/06160)
A member of the public spoke in support of the application.

[Councillor Carlyon joined the meeting at 19:11.]

Members recalled the Council's objection to a previous application on this site being due to scale but noted the current proposal had been made more subservient.

The requirement to provide secure cycle storage was raised.

It was proposed by Councillor Wetherill, seconded by Councillor Swain, and **RESOLVED** to support the scheme subject to a condition being applied requiring specification of the secure cycle store to be submitted to the case officer for approval and its installation prior to any occupation. **P/26/732**

Councillor Tucker requested his vote against the motion be recorded.

i Land At Tre-El-Verne Close Truro TR1 3NP (PA26/05647)
The committee were concerned, despite a previous approval for a similar scheme, that a change in retail occupier next door bought with it increased hours of operation, additional refrigeration noise, and a larger sign with bright illumination would all significantly reduce the enjoyment of any dwelling in this location.

The resident objections to a reduction in access road were noted.

The structure would be built in the root zone of TPO trees.

It was proposed by Councillor Wells, seconded by Councillor Nolan, and **RESOLVED** to object as this application represents overdevelopment, loss of trees and a resulting inadequate highway provision. **P/26/733**

ii **Old County Hall Station Road Truro Cornwall TR1 3EX** (PA26/06040)
It was proposed by Councillor Carlyon, seconded by Councillor Swain, and **RESOLVED** to support, subject to HEP being satisfied with the appropriateness of the location of the triangular vents. **P/26/734**

iii **The Nest 7 City Road Truro Cornwall TR1 2JJ** (PA26/04750)
The committee were aware of the need for dentists but equally the need for housing. The focus of concern during discussion was the narrow access to the car park and its likelihood to cause disruption both to the highway and neighbours.

It was proposed by Councillor Nolan, seconded by Councillor Tucker, and **RESOLVED** to object where this is the loss of a city centre residence and the proposed narrow car park access will likely lead to conflict. **P/26/735**

v **37 Tinney Drive Truro Cornwall TR1 1AT** (PA26/06449)
The tree was identified as contributing to the leafy green Penair Lane. The tree had no damage or disease and it was considered the works severe, members questioned the need when thinning would lesson the sail effect and be good management without major reduction in amenity value.

It was proposed by Councillor Carlyon, seconded by Councillor Tucker, and **RESOLVED** to support the application if there is a reduction in the severity of the works and the Tree Officer examines the risk to safety. **P/26/736**

5 LICENSING
None P/26/737

6 URGENT APPLICATIONS
None. P/26/738

7 CORRESPONDENCE
CONSULTATION - Cumulative Impact Policies for Newquay, Truro, Penzance & Falmouth under licensing Act 2003

It was proposed by Councillor Wells, seconded by Councillor Carlyon, and **RESOLVED** to support the reimposition of Cumulative Impact Policies. **P/26/739**

It was proposed by Councillor Carlyon, seconded by Councillor Swain, and **RESOLVED** to thank Julie Flowers for her support in licensing and wish her the best for the future. **P/26/740**

8 DELEGATION OF POWER
None. P/26/741

9 DECISIONS
The decisions by Cornwall Council since the last meeting of the planning committee were **noted.** P/26/742

10 CHAIRMANS REPORT
The Chairman reported the Transport Strategy and Priorities Statement tenders were soon to be closed. P/26/743

11 ITEMS FOR FUTURE MEETINGS
None. P/26/744

DRAFT

12 DATE OF NEXT MEETING

15 10 2026

P/26/745

The meeting closed at 19:57.

Chairman

DRAFT

Department for Transport

Transport Infrastructure Planning
Casework Unit
Department for Transport
Great Minster House
33 Horseferry Road
London
SW1P 4DR

E-mail: transportinfrastructure@dft.gov.uk

Web Site: www.dft.gov.uk

Our Ref: TWA/26/APP/02

28 September 2026

Dear Sir/Madam,

TRANSPORT AND WORKS ACT 1992: THE PROPOSED LIGHTERAGE QUAY BRIDGE (TRURO) ORDER

We refer to the application for the above-mentioned proposed Order and to your communication to the Secretary of State for Transport.

We are writing to inform you that, under rule 23 of the Transport and Works (Inquiries Procedure) Rules 2004, the deadline for deciding how to proceed with consideration of the application and the objections to it has been extended.

The deadline has been extended to 30 November 2026. By that date, the Secretary of State will decide whether to hold a public inquiry into the application. If the procedural decision can be made before the revised deadline, we will inform you.

Please let us know if you require any further information about the process.

Yours faithfully,

Transport Infrastructure Planning Unit

Neighbourhood planning newsletter - September 2026

Hi

Welcome to our neighbourhood planning newsletter.

In this edition we've got important information on national policy and legislative changes (including NPPF updates), Cornwall Local Plan 2050 and Local Plan consultations, neighbourhood priorities statements (NPS), how to apply for a neighbourhood area designation for your NPS, an update on calls for sites closing dates and the latest neighbourhood planning progress.

Neighbourhood planning newsletter – September 2026

Cornwall Local Plan 2050

Get involved

How to apply for neighbourhood area designation for your NPS

Call for Sites

We have a wealth of knowledge and experience in neighbourhood planning and can offer you free support. For any specific queries, please contact us on this email address.

If you no longer want to receive this newsletter, please reply and include Unsubscribe in the subject line.

Best wishes.

Please complete our survey. Tell us how growth can make your area better/the changes that would improve your area.

Planning for our future | Let's Talk Cornwall

Michaela Pollard | Development Officer (Working Monday - Thursday)

Cornwall Council | Planning and Housing

michaela.pollard@cornwall.gov.uk | 01872 322222 ask for Michaela Pollard

www.cornwall.gov.uk | 'Onen hag oll'

Cornwall Council Planning, PO Box 676, Threemilestone, Truro, Cornwall, TR1 9EQ

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CORNWALL COUNCIL
one and all • onen hag oll

Cornwall Local Plan 2050

05 October 2026

Scoping consultation for the Cornwall Local Plan

Regulation 20 of the Town and Country (Local Planning) (England) Regulations 2026

Cornwall Council is consulting on the scope of the new Cornwall Local Plan. This 'scoping stage' is the earliest stage of writing that new plan. It sets out the evidence and opinions that we have collected to help us to understand how we will write the plan and what it should contain. We now want to hear your opinions on what the plan should include.

There are a number of documents that we'd like your comments on. You do not have to comment on all of them. They set out:

- Our draft vision for Cornwall,
- Key facts and figures (baseline),
- The evidence that we've collected across different subjects,
- A draft engagement strategy, and
- Policy ideas

We'd also be interested in your views on our site allocations methodology.

Each document contains a short survey to help you give your views. We would like you to use the survey, but you can also send us comments separately to: localplan@cornwall.gov.uk

The documents may be found at: https://letstalk.cornwall.gov.uk/cornwall-local-plan-scoping-consultation or viewed at the following offices during office hours:

- New County Hall, Treyew Road, Truro, TR1 3AY
- Chy Trevail, Beacon Technology Park, Bodmin, Cornwall, PL31 2FR
- St John's Hall, Alverton Street, Penzance, TR18 2QR

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CORNWALL COUNCIL

Mr David Rodda
Clerk To Truro City Council
Municipal Buildings
Boscawen Street
Truro
Cornwall
TR1 2NE

My ref: PA26/05647
Date: 6 October 2026

Dear Sir/Madam

Application number:	**PA26/05647**
Proposal:	**Application for Permission in Principle for the construction of 1 dwelling (minimum of 1, maximum of 1).**
Location:	**Land At Tre-El-Verne Close Truro TR1 3NP**
Applicant:	**Mr Honey**

Thank you for the City Council response to the above proposal which I have set out below:

Truro City Council (25 September 2026)

> **"Truro City Council object as this application represents overdevelopment, loss of trees, and a resulting inadequate highway provision."**

I appreciate your comments which will be included in my report.

However, following careful consideration, in this instance I feel that it is appropriate to recommend approval of the application.

The reasons why I am recommending approval are:

The scope of the considerations for Permission in Principle is limited to location, land use and amount of development permitted.

In this instance the proposal site is located within the settlement boundary of Truro and is considered sustainable – the proposal would align with policies 1, 2 and 3 of the Cornwall Local Plan Strategic Policies 2010-2030 and policies S3 and S4 of the National Planning Policy Framework 2026.

Although the PiP is recommended for approval with the principle acceptable, achieving an appropriate plot layout taking into account trees and highways constraints may ultimately prove

impossible to overcome at the technical details stage. However it is for the applicant to provide the relevant plans and reports at the technical details stage to demonstrate the development is achievable.

It should also be noted whilst no longer extant an outline approval was granted in 2016 for the same plot for a single dwelling- PA16/05442.

As set out within the Protocol for Local Councils, please could you confirm which of the following best reflects your current position taking into account, the officer recommendation above:

a) you agree – your concerns are resolved and you agree with the recommendation

b) agree to disagree - respective views are noted and you agree to disagree

c) Maintain previous response - your concerns remain and you maintain your position

In the case of option c), the matter will be discussed with the Divisional Member and the Group Leader to confirm their views. As a result of these discussions, a delegated decision may be issued in accordance with my recommendation and we will notify you of that decision. Alternatively, if our recommendation changes for any reason we will notify you.

We welcome your response. However, if I do not hear from you within 5 working days, I will assume you agree with the recommendation set out above.

Thank you for your consideration and I look forward to hearing from you.

Camellia Bullingham
Development Management Service
Development Officer
Tel: 01872 322222
Email: camellia.bullingham@cornwall.gov.uk

PA26/02318 - The Deanery, The Avenue, Truro

Dear Councillors

Thank you for the Parish Council's response to the above proposal, which supported the application.

I appreciate the comments which will be included in my report. However, following careful consideration, in this instance I feel that it is appropriate to recommend **refusal** of the application.

The reasons which I am recommending refusal are that, despite several amendments and requests for further information, insufficient information has been provided to enable the proposal to be fully assessed. In particular, the submitted plans do not adequately demonstrate:

- Existing and proposed levels.
- The extent and height of retained ground.
- Construction, foundation and drainage details.
- Existing structures and fabric to be retained, altered or removed.
- The appearance of the proposed works within the Conservation Area.

In addition, the applicant has altered the proposed material composition of the retaining walls during the course of the application. Whilst this was intended to address concerns regarding the engineering and structural aspects of the proposal, the revised vegetated retaining wall system has raised further concerns in heritage terms and has not been supported by Historic Environment Planning. Consequently, there remains insufficient information and agreement regarding both the appearance and operation of the proposed works.

Whilst the proposed solar panels are not considered to give rise to significant concerns, the application has evolved into a retaining wall and engineering scheme for which sufficient supporting information has not been provided. Consequently, the Local Planning Authority has been unable to fully assess the impact of the proposal on the character and appearance of the Conservation Area, the relationship with existing structures and trees, and the operation of the proposed engineering works.

As set out within the Protocol for Local Councils, please could you confirm which of the following best reflects your current position taking into account the officer recommendation above:
a) You agree and support the recommendation for refusal.
b) You agree to disagree and maintain your support for the proposal.
c) You maintain your previous response and wish the matter to be referred in accordance with the Protocol.

In the case of option c), the matter will be discussed with the Divisional Member and the Group Leader to confirm their views. **As a result of these discussions, a delegated decision may be issued in accordance with my recommendation and we will notify you of that decision.** Alternatively, if our recommendation changes for any reason we will notify you. We welcome your response. However, if I do not hear from you within 5 working days, I will assume that you agree with the recommendation set out above.

Thank you for your consideration and I look forward to hearing from you.

Kind regards, Julia

Julia Preece DipM MArch | Introductory Development Officer
Cornwall Council | Development Management – Planning and Housing Service - Sustainable Growth & Place
Cornwall Council / Konsel Kernow
Planning department, Cornwall Council, New County Hall, Treyew Road, Truro, Cornwall TR1 3AY

Application	Decision	Truro City Council
PA26/05839 | Non material amendment in relation to decision notice PA24/08479 dated 23/01/2025 to allow additional solar panels to south west elevation. Additional ventilation grilles to south west, north west and north east elevations | Land At Boscawen Park Malpas Road Truro Cornwall TR1 1SG	Approved unconditional	
PA26/05190 | Proposed extension and alterations to garage, utility and store to form home office and bathroom. | 3 Parkvedras Terrace Truro Cornwall TR1 3DF	Approved with conditions	Support.
PA26/05065 | Listed Building Consent for the internal reorganisation of existing sanitary accommodation on the ground floor. The works involve decommissioning a separate male WC and a female WC to facilitate the installation of a single, fully compliant, accessible WC and an associated lobby | Truro Courts Of Justice Edward Street Truro Cornwall TR1 2PB	Approved with conditions	Support.
PA26/04950 | Advertisement consent for the installation of 1No. BT Street Hub Unit and associated illuminated advertisement panels on either side of the unit. | Land At Morlaix Avenue Truro TR1 2LW	Refused	Truro City Council object to the scheme as it is unsustainable and unnecessary where there is already consent for a similar facility within 100m and no clear need for an additional hub has been demonstrated, this proposal is also too close to the road posing a risk to cyclists needing to take evasive action and establishes a source of distraction to drivers exacerbated at night by bright illuminations.
PA26/05072 | Construction of front balcony and relocation of front door. | 12 Burley Close Truro Cornwall TR1 2EP	Approved with conditions	Support.
PA26/04887 | Annexe with variation of condition 3 of decision notice PA15/06256 dated 12.08.2015 | Annexe 7 Tresawls Road Truro Cornwall TR1 3LF	Refused	Truro City Council object as there is no evidence there has been a change in the circumstances of the building that justified the condition at original consent.
PA26/05719 | Works to Trees covered by a Tree Preservation Order (TPO) - Tree 1 - Japanese cedar - Uplift branches to 4m. Tree 2 - Japanese cedar - Uplift branches to 2m. Tree 3 - Western red cedar - Uplift branches to 2m. | Haulfryn 1 Pencarrick Close Kenwyn Truro Cornwall TR1 3XN	Approved with conditions	Support.
PA26/04454 | Proposed dormer extension to the rear of the property and replacement of existing dormer at the	Approved with conditions	Support.

front of the property | Trenance 2 Salisbury Road Truro Cornwall TR1 2JT		
PA26/05700 | Works to trees subject to a Tree Preservation Order, works include reducing the height of an oak tree in the garden boundary by 8ms to provide sufficient clearance to our property. | 2 Tressa Dowr Lane Truro Cornwall TR1 1AR	Refusal	Truro City Council object to the application where the tree is healthy and the proposed management is not sufficiently justified; the reason given being that if it were to fall it would hit the property yet there is no evidence it is susceptible to falling.

TRURO CITY COUNCIL

CITY OF TRURO

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MEETING OF THE TRURO NEIGHBOURHOOD PLANNING STEERING GROUP HELD 8 OCTOBER 2026 AT 1902 IN THE LARGE COMMUNITY ROOM, TRURO COMMUNITY LIBRARY, UNION PLACE, TRURO, TR1 1EP

PRESENT:	Councillors Carlyon, Swain, Rich (Deputy Mayor, and Wetherill.
APOLOGIES:	Councillors Douglas-Martin [personal] and Honorary Freeman Wells (Mayor) [business].
ALSO IN ATTENDANCE:	Councillor La Borde, David Rodda (Town Clerk), and William Thorpe-Stanley (Committee Clerk).

1 MEMBERS IN ATTENDANCE AND APOLOGIES

The apologies were **noted**. TNP/26/009

2 DECLARATIONS OF INTEREST

None. TNP/26/010

3 MINUTES

It was proposed by Councillor Swain, seconded by Councillor Carlyon and **RESOLVED** that the minutes of the meeting held 28 07 2026 be considered a correct record and signed. **TNP/26/011**

4 AGENDA ITEMS

a. Business surveys undertaken by other parishes in the course of developing their NPS.

Cornwall Council had circulated examples of business engagement by the parishes in the NPS pilot.

Councillors felt Truro was significantly larger than the examples, and did not already have the network as one of the parishes does. Additionally one of the attempts to engage suffered from lack of a correct contact information. This led the group to consider Truro would need something different, such as a drop in workshop.

The Town Clerk reported he had approached the BIDs to assist; however the Truro BID referendum was due to take place at the same time and it was feared this would confuse matters; nor do the BIDs cover all business in Truro.

It was raised that Kenwyn PC undertook to produce an NPS itself via a whole of council working group. Kenwyn parish having significant impact on Truro hosting the area's largest employers and the Langarth site. This information could be important in setting Truro's priorities. The Town Clerk explained that the consultant will be tasked to engage with neighbouring parishes, and reiterated that the NPS is not an NDP; it is high level. The potential for differing views was also considered the example given being Truro's desire to protect

its city centre against the rising idea for a competing Langarth village centre. TNP/26/012

b. Report from attendees on the Local Plan Engagement Workshop taking place 06th October 2026

The Chair asked all those that attended the workshop to give their view.

- What will the facilitators do with the information gathered and the multitude of notes produced?
- Government issue the NPPF that Cornwall Council follows and Truro City Council does what it's told. Members are concerned thatthe housing targets may prove undeliverable.
- There is already permission granted for units accommodating thousands of people, the impact of which is yet to be felt. South West Water yet to catch up to current demands and long waits to see doctors. How can even more growth be sustained?
- Truro should build upwards. Its unique selling point for development is the ability to hide tall buildings.
- There is a need for one and two bed flats.
- Lots of ideas shared at the workshop, looking forward to seeing a, hopefully coherent, output.
- If building higher it has to be well designed and provide access to green space.
- There needed to be more focus at the workshop and no need for the artist.
- The facilitators weren't planners and didn't know much about Truro.
- Data packs sent in advance was felt to be poorly presented and in some cases may have a flawed methodology.
- The need for Cornwall Councils consultation at pace driven by a two year timeline to write the Local Plan opposed to the previous five years.
- Cornwall has housing targets; Truro doesn't and has already hosted its fair share of growth. The infrastructure has not grown by 31% over the same period.
- There should be a focus on Pydar and Langarth before losing more green spaces, all of which identified by the call for sites.

Overall members felt the workshop was good and were keen to see the outcome. TNP/26/013

5 EXCLUSION OF THE PRESS AND PUBLIC

It was proposed by Councillor Swain, seconded by Councillor Carlyon and **RESOLVED** that in accordance with s1(2) of the Public Bodies (Admission to Meetings) Act 1960, the press and public will be excluded from the meeting during consideration of the following items by reason of their confidential or special nature: contracts. **TNP/26/014**

a. Recommendation of a supplier for the NPS production support.

The Town Clerk was pleased with the response to the invitation to tender.

The advisory scoring conducted by officers identified two suppliers. There was discussion around the higher risk but more innovative and engagement approach of one submission or the proven planning focused supplier.

It was proposed by Councillor Swain, seconded by Councillor Carlyon and **recommended** a supplier to the Planning & Licensing Committee. TNP/26/015

6 READMITTANCE OF THE PRESS AND PUBLIC

It was **RESOLVED** to permit the press and public to rejoin the meeting following the conclusion of the confidential item. **TNP/26/016**

7 NEXT MEETING

It was agreed the date of the next meeting to be set by the Town Clerk in consultation with the Chairman. TNP/26/017

The meeting closed at 20:01.

Chairman

DRAFT