

**MEETING OF THE PLANNING COMMITTEE HELD ON 15 APRIL 2010
at 7.00 pm**

PRESENT: Councillors Mrs Carlyon (Chairman), Bowyer, Cooke, Miss Fozzard, Ms Southcombe, Tamblyn, Vella and Wells

APOLOGIES: Apologies for absence were submitted on behalf of Councillors Mrs Callen and Mrs Cox

422 DISCLOSURE OR DECLARATIONS OF INTEREST

(i) Planning Application: PA03/0097/10/R

Land off Kestle Drive, Highertown, Truro

Councillor Vella declared an interest in the above application on the grounds that he had acted for the applicant in an advisory capacity.

(ii) Planning Application: PA03/0387/10/R – 9 Copes Gardens, Truro

Councillor Miss Fozzard declared an interest in the above application on the grounds that she had supported a constituent relating to this matter.

423 MINUTES

The Minutes of the Meeting held on 11 March 2010, having been before Council on 29 March 2010, were signed by the Chairman as a correct record.

424 PLANNING CONSULTATION (PL1)

(a) Delegated Applications

The Committee noted the delegated applications as scheduled in Appendix 'A' hereto, which had been returned to Cornwall Council as approved with the exception of application nos: 1, 2, 3, 4, 6, 7, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 22 and 25 which had been transferred to Appendix 'B'.

(b) Planning Consultation

The Committee considered plans submitted in accordance with the planning consultation procedure, details of which are attached (Appendix 'B' hereto).

RESOLVED that Cornwall Council to be informed that all plans, outline planning applications and signs as detailed upon the schedule as now submitted should be approved subject to the following exceptions and requirements: -

(i) Land off Kestle Drive, Highertown, Truro (1)

PA03/0097/10/R

Refusal recommended on the grounds that the proposed dwelling would be unneighbourly, there would be a significant loss of garage space, the height and design of the building are inappropriate and out of character.

Concern was expressed that rear access for number 49 Highertown was unclear.

Members requested that should Cornwall Council Planning's decision differ from that of Truro City Council, the application should revert back for discussion.

(ii) **2 Paul's Terrace, Truro** (2 & 3)

PA03/0220/10/R & CA03/0221/10/R

Refusal recommended on the grounds of the adverse effect on the character of the Conservation Area, loss of garden and a Highway issue due to the close proximity of the junction being dangerous.

(iii) **Alliance Boots, Truro Health Park, Infirmary Hill** (4)

AD03/0254/10/B

Approval recommended subject to the realignment of the long sign in order to relate better to the frontage.

(iv) **57 Falmouth Road, Truro** (6)

PA03/0294/10/R

Refusal recommended on the grounds that the proposed development would be overbearing and unneighbourly to number 55 Falmouth Road as stated by the Inspector in the Appeal dated 27 January 2009.

In spite of the reduction in ridge height, members expressed concern regarding the rising ground.

Councillor Vella, having declared an interest, left the room during discussion on this item.

(v) **45 Richmond Hill, Truro** (7)

PA03/0313/10/R

Members support the Conservation Committee comments for this application.

(vi) **Elstow, The Avenue, Truro** (9)

TO03/0342/10/F

Approval recommended subject to reports by the Tree Officer and an arboricultural specialist as members felt the Lime trees are a valuable asset to Truro.

(vii) **Truro City Football Club, Treyew Road, Truro** (10)

OE03/0358/10/M

Refusal recommended on the grounds of loss of a green open space and sports facilities.

Members considered this would be an incorrect location for the proposed office development.

(viii) **38, Newbridge Way, Truro** (11)

PA03/0370/10/R

Approval recommended subject to the extension not being unneighbourly.

(ix) **73 Lemon Street, Truro** (12)

PA03/0371/10/B

Refusal recommended on the grounds that Truro City Council's policy encourages people to live in the City rather than change residential properties into office space when

there are a considerable number of empty offices already available in Truro.

(x) **176 Treffry Road, Nancemere (13)**

MC03/0377/10/R

Refusal recommended on the grounds there is no justification for the modification of Condition 6 to allow the planting of an orchard within a domestic curtilage.

Members felt the land should remain as a buffer strip with appropriate planting in order to avoid a precedent being set.

(xi) **I James Place, Truro (15)**

PA03/0426/10/R

Approval recommended, subject to the extension not being neighbourly and that the design and materials used in construction are in keeping with the present building.

(xii) **Trewinnard Lodge, Kenwyn Church Road, Truro (16)**

TP03/0434/10/F

Approval recommended subject to the Tree Officer's recommendations.

(xiii) **St John's Church, Lemon Street, Truro (17 & 18)**

PA03/0388/10/B & LB03/0289/10/B

Approval recommended subject to the wall being photographed and recorded and being reinstated as existing, using the original materials where possible or similar.

(xiv) **Garages to rear of Britannia Inn, Quay Street, Truro (19)**

AD03/0372/10/B

Refusal recommended on the grounds that the sign is inappropriate in a Conservation Area and against the Signage Policy.

(xv) **9 Copes Gardens, Truro (20)**

PA03/0387/10/R

Refusal recommended on the grounds of poor design. Members also felt the position should be checked in relation to the flood plain and surface water drainage. Plans should be resubmitted with a more appropriate design as members approve in principle development in the area.

Councillor Miss Fozzard, having declared an interest, took no part in the discussion on the above application.

(xvi) **17 Falmouth Road, Truro (22)**

TC03/0482/10/F

Refusal recommended on the grounds that there is insufficient justification to fell the tree.

(xvii) **19 Higher Redannick, Truro (25)**

PA03/0488/10/R

Refusal recommended on the grounds of the loss of garden and adequate garaging already in existence.

(c) Planning Decisions

The Committee noted the planning decision notices received from Cornwall Council, which differed from the recommendations made by the Planning Committee, as detailed in Appendix "C".

(d) Planning Enforcements

The Committee noted the active complaints received from Cornwall Council, as detailed in Appendix "D".

(e) Withdrawn Applications

(i) PA03/0067/10/B – Compton Castle

With reference to Minute 408(2), members unanimously agreed that a joint meeting should take place with Truro City Council and a Planning Officer from Cornwall Council with a view to arranging a meeting with the developer of the Compton Castle site.

RESOLVED that the Town Clerk arrange a meeting with a Planning Officer, Cornwall Council to discuss development of the Compton Castle site.

425 PLANNING APPEALS (PL1/3)

(i) Application PA03/0830/09/R - 9-12 Mitchell Court, Mitchell Hill, Truro

Members noted that the appeal for permission to form two additional flats within a new roof had been dismissed.

426 TRAFFIC REGULATIONS (PL6)

(a) Road Closure – Cornwall Pride – 28 August 2010

Notice was given of a road closure which would take place in Back Quay, Lemon Street, Princes Street, Boscawen Street, St Nicholas Street, Victoria Square, River Street, Frances Street and Edward Street on 28 August 2010 between 11.00 a.m. and 12.30 p.m.

**(b) Installation of New Power Supply – Kenwyn Street, Truro
9 May 2010**

Members were advised of a temporary prohibition of traffic on 9 May 2010 between the hours of 7.30 a.m. and 6.00 p.m. for the installation of a new electrical supply.

427 RESIDENTS' PARKING SCHEME (PL6)

St Dominic Street Residents' Parking Scheme (Zone 8)

A letter from Cornwall Council was reported regarding a public consultation being undertaken in relation to a new residents' parking scheme in St Dominic Street and St Dominic Square, Truro.

Cornwall Council also advised they were proposing to make amendments to the residents' parking scheme for Zone 1 by changing the way the permits operated and providing additional parking. It was confirmed that residents from one Zone would not be able to park in spaces allocated to another Zone unless it was outside of the operational times of the scheme.

Members felt the proposals were reasonable and it was

RESOLVED that no objections be raised.

428 LICENSING OF TAXIS IN CORNWALL (F12)

Consultation on Numerical Limit Policy

It was reported that Cornwall Council was reviewing its current policies to limit the number of taxi licences issued in some areas of Cornwall and it was

RESOLVED that the consultation information be discussed at the next meeting of the Planning Committee to take place on Tuesday 11 May 2010.

429 LICENSING – STREET TRADING (F12/6)

Kernow Signs

Members considered an application from Kernow Signs for consent to trade in Pydar Street, Truro for the month of October only selling signs in slate, wood, brass and plastic together with gifts in slate wood and leather.

Photographs of the products for sale were tabled and it was

RESOLVED that Truro City Council raise no objections to the application.

430 CHANGE OF DATE - MAY PLANNING COMMITTEE MEETING

Due to the forthcoming elections, it was agreed to reschedule the next meeting of the Planning Committee and it was

RESOLVED that the next meeting of the Planning Committee take place on Tuesday 11 May 2010 at 7.00 p.m. instead of Thursday 6 May 2010.

431 LOCAL PLANNING FORUM (PL1)

An invitation was reported from Cornwall Council for an elected representative to attend the first meeting of the forum on Saturday 19 June 2010 between 9.30 a.m. and 4.00 p.m. in the Council Chamber, New County Hall, Truro. Cornwall Council advised that at the first meeting of the forum the work carried out to date would be discussed and outstanding issues agreed. It was reported a number of task groups would be created and it would be decided who would become part of the groups to consider the various issues and how to take them forward.

Members were advised the following topics would be discussed:

- Publicity
- E-Planning - new computer system
- Pre-application
- Enforcement
- Local development framework
- Affordable Housing
- Local Development Order
- Training
- Communication

Members were of the opinion that consideration was required regarding the task groups members wished to be involved in and felt that a county wide forum would achieve little and three forums to cover each area would be more suitable.

Members felt that Cornwall Council should be advised that Truro City Councillors felt that the three planning areas should each have their own forum and those Council's with the greater number of planning applications to consider should have more representation.

RESOLVED that a strong letter of objection be forwarded to Cornwall Council advising of Truro City Council's concerns requesting a reply be received by 11 May 2010.

432 TREE PRESERVATION ORDER 2010

17 Park View, Truro

A notice and Order relating to 17 Park View, Truro was reported requesting any comments in relation to the Order be forwarded to Cornwall Council.

433 PLANNING CONSULTATION (PL1)

(i) PA03/1855/09/R – 1 Gregor Road, Truro

Following the City Council's refusal of the above application on the grounds that the application to provide an annex, further extensions to the property and a replacement shed would set a precedent, a letter was reported from Cornwall Council setting out reasons for approval of the application and it was

RESOLVED that a letter be forwarded to Cornwall Council, Planning Department maintaining the Committee's objections and requesting an extension of the five day response time.

(ii) AD03/0216/10/B & LB03/0217/10/B – Pizza Express Signage at Coinage Hall, Boscawen Street, Truro

Members noted a letter received from Cornwall Council advising they disagreed with Truro City Council's decision for refusal of the application on the grounds of over development of the site and unneighbourliness. The letter requested a response within five days and members felt that a complaint should be made to Andy England, Assistant Head of Planning and Regeneration, regarding the time extension given which should be at least five working days.

RESOLVED that a letter be forwarded to Andy England Cornwall Council requesting longer time extensions for a City Council response.

(iii) AD03/0124/10/B – New Fascia Sign – Fat Face, 1-2 Victoria Square, Truro

An e-mail was reported from Cornwall Council advising that the application would be recommended for approval as the Planning Officer did not understand the City Council's objection as the fascia would be painted timber with white lettering as per the guidance.

PLANNING COMMITTEE - 15 APRIL 2010

Following discussion members

RESOLVED that approval be recommended provided the fascia sign was painted wood

The meeting closed at 9.40 p.m.

CHAIRMAN