

**MEETING OF THE PLANNING COMMITTEE HELD ON 11 MAY 2010  
at 7.15 pm**

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

**APOLOGY:** An apology for absence was submitted on behalf of Councillor Tamblin

**468 DISCLOSURE OR DECLARATIONS OF INTEREST**

**Planning Application: TP03/0514/10/F**

**Land at rear of Upland Crescent, Truro**

Councillor Vella declared an interest in the above application on the grounds that he knew and had worked with the applicant.

**469 MINUTES**

The Minutes of the Meeting held on 15 April 2010, having been before Council on 26 April 2010, were signed by the Chairman as a correct record.

**470 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, 6, 7, 9, 10, 11, 12 and 14 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) Green Lane, Truro - Truro High School (2)**

AD03/0329/10/B

Refusal recommended on the grounds that the sign is out of keeping in the Green Lane area of the City.

**(ii) 8 Victoria Square, Truro (3)**

PA03/0341/10/B

To enable consideration to be given to this application members requested that Cornwall Council advise of the uses for Classes A3 and A5.

**(iii) 2 Daniell Street, Truro (4)**

LB03/0343/10/R

Approval recommended subject to the agreement of the Conservation Officer.

**(iv) Penhaligon Court, Tregolls Road, Truro (5)**

PA03/0355/10/R (5)

Approval recommended subject to the windows being wooden and not UPVC.

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**(v) 6 Valley View Drive, Truro (7)**

PA03/0480/10/R

Refusal recommended on the grounds that the change of use would set a precedent and there would be loss of a useful unit of accommodation that should remain tied to the main dwelling house, over development of the site and there would be no separate access from the highway.

Councillor Mrs Carlyon left the meeting following the above application and Councillor Vella took the Chair.

**(vi) 1 Chellow Road, Truro (8)**

TP03/0490/10/F

Refusal recommended on the grounds of insufficient justification for works to the Oak tree and that an arboriculture report should be obtained.

**(vii) Goviley, Quarry Lane, Truro (12)**

TC03/0521/10/F

Refusal recommended on the grounds there is no justification for work to be carried out on the trees.

**(viii) 8 Bishop Temple Road, Truro (13)**

PA03/0527/10/R

Approval recommended subject to the development not being unneighbourly and the new retaining wall being of the same type as the original.

**(ix) 70 Daniell Road, Truro (14)**

OP03/0532/10/R

Refusal recommended on the grounds of cramped development, unneighbourliness and loss of garden.

**(x) 14 Penwethers Lane, Truro (15)**

PA03/0561/10/R

Approval recommended subject to the existing bathroom window, now to become the lounge window, remaining obscured due to the close proximity of the adjacent property.

**(xi) 17 Mitchell Hill Terrace, Truro (16)**

TC03/0575/10/R

Refusal recommended on the grounds that the development is unneighbourly.

**(xii) 19 Woodland Court, Truro (17)**

TP03/0453/10/F

Refusal recommended on the grounds of lack of information and insufficient justification for the work to be carried out on the two Yew trees.

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(xiii) **10 Old Bridge Street, Truro (18)**

PA03/0459/10/B

Refusal recommended to the single storey extension at the rear of the property on the grounds of the uncertainty regarding use of the adjacent yard in the future. Members considered a deferment would be preferable and requested that Cornwall Council Planning Department should revert back to Truro City Council's Planning Committee prior to any development.

The Committee raised no objections to the modifications to the front of the building.

(xiv) **Land at the Rear of Upland Crescent, Truro (19)**

TP03/0514/10/F

Refusal recommended on the grounds of there being no planning justification to carry out works to the Oak tree.

Councillor Vella, having declared an interest in the above application, left the room prior to discussion and Councillor Wells chaired the meeting for this item.

(xv) **70 Daniell Road, Truro (20)**

PA03/0533/10/R

Refusal unanimously recommended on the grounds that the proposed development does not comply with the Design Guide.

(xvi) **4 Strangways Villas, Truro (21 & 22)**

LB03/0592/10/R & LB03/0593/10/R

Refusal unanimously recommended on the grounds of the unacceptable impact on the character of a listed building.

(xvii) **26 Lemon Street, Truro (23)**

LB0607/10/B & PA03/0608/10/B

Bearing in mind the historic importance of Lemon Street, deferment of this application is requested pending the adoption of a policy for the future use classes of health related properties likely to become vacant in Lemon Street and Lower Lemon Street.

Members considered that deciding this and similar planning applications prior to the policy's adoption would establish a precedent.

**(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".

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### (d) **Planning Enforcements**

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

### (e) **Truro Health Park - Demolition of Cudmore Cottage**

Further to Minute 464 it was confirmed that, despite Truro City Council not having received notification of the issue of a Demolition Order, Cudmore Cottage had been demolished.

It was reported the Town Clerk had received a response from Building Control Services, Cornwall Council advising that Community 1<sup>st</sup> Cornwall Ltd had submitted a "Section 80 Notice" of intention to demolish Cudmore Cottage on 16 September 2010.

**RESOLVED** that the Town Clerk forward a follow up letter to Phil Mason, Head of Service, Planning & Regeneration, Cornwall Council enclosing copies of his previous letter to Building Control Services and of their response dated 29 April 2010.

### **471 PLANNING APPEALS (PL1/3)**

#### **Application PA03/1329/09/R – 10 Station Road, Truro**

A letter from Cornwall Council was reported confirming an appeal had been made to the Department for Communities and Local Government in respect of this application. It was confirmed the start date of the appeal was 21 April 2010 and any response should be made by 2 June 2010.

**RESOLVED** that a note of the Minute made by Truro City Council Planning Committee regarding application PA03/1329/09/R be forwarded to the Planning Officer concerned.

### **472 TRAFFIC REGULATIONS (PL6)**

#### **Temporary Prohibition of Parking – Station Road, Truro**

Notice was given of an Order dated 28 April 2010 prohibiting the parking of vehicles on both sides of Station Road between the entrance of Truro Train Station and Sainsbury's pedestrian crossing. It was confirmed the restriction was necessary for drainage works and it was expected to be in effect from 4 May until 1 June 2010.

### **473 PLANNING CONSULTATION ([PL1])**

#### **Proposed residential development at Tregolls Road/Beechwood Parc, Truro**

A copy of an e-mail forwarded to Councillor Roden by a local resident was reported detailing names and addresses of people opposing the proposed Wainhomes development.

It was confirmed Councillor Mrs Carlyon had attended a meeting regarding the proposed residential development and it appeared the site was no longer designated for residential use but was destined to become a highway.

The Committee felt the land should be retained as an open space due to its potential use as a wild life corridor and beneficial future use as allotment land

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and it was

**RESOLVED** that a letter expressing the Committee's views regarding future use of the land should be forwarded to Wainhomes with a copies to Councillor Roden and the local resident concerned.

### 474 PLANNING FORUM - 19 JUNE 2010

Members agreed it was essential that one member of the Planning Committee should attend the forum and the subject should be discussed at the next meeting of the Planning Committee to be held on 10 June 2010.

The Committee felt it would be extremely useful if Cornwall Council Planning Department could advise how many applications had been considered by nearby Parish Councils in an average month. It was suggested that Falmouth, Kea, Kenwyn, Probus, St Clement and St Erme would be suitable parishes to include in the survey and that September or October would be relevant months to cover.

### 475 SIGNAGE IN TRURO

Members noted an e-mail received from Andy England, Cornwall Council advising he was endeavouring to obtain funds to set up a Shop Front/ Advertisement Policy. If funding was secured he had confirmed he would contact the City Council regarding progression of the Policy.

An e-mail was reported from Beverley Devereux, Project Manager, Service Improvement & Efficiency, Cornwall Council advising that work programmed within the service was currently being reviewed and the service would try to allocate resources to the project within the next six months.

**RESOLVED** that the Town Clerk forward a letter to Phil Mason, Cornwall Council querying the length of time it was taking to formulate the new Signage Policy, particularly as an undertaking had been made by a Cornwall Council officer to report back to the City Council within two months of his visit to survey signage problems in the City Centre.

The meeting closed at 9.20 p.m.

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CHAIRMAN