

TRURO CITY COUNCIL



CITY OF TRURO
Roger Gazzard
Town Clerk

*Town Clerks Department
Municipal Buildings
Boscawen Street
Truro TR1 2NE
Tel. (01872) 274766
Fax. (01872) 225572
www.truro.gov.uk
email: roger@truro.gov.uk*

21 December 2017

To: The Mayor (Councillor C J Tamblyn)
The Deputy Mayor (Councillor I T Jones)
The Chairman and members of the **PLANNING COMMITTEE**

Dear Councillor

NOTICE IS HEREBY GIVEN that the meeting of the **PLANNING COMMITTEE** will be held in the Committee Room, Municipal Buildings, Boscawen Street, Truro on **THURSDAY 4 JANUARY 2018 at 7.00 pm** for the transaction of the under mentioned business: -

A G E N D A

Members of the public have the right to speak at meetings of Truro City Council's Planning Committee during consideration of planning applications on Schedule 2 only, 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 Municipal Buildings, no later than 5pm on the Tuesday before the Thursday meeting. One of the Planning Clerks will confirm your request as soon as possible. This confirmation does not constitute that you will be able to speak – should there be more than one person requesting to speak this will be decided amongst the speakers themselves at the meeting. If this cannot be agreed, then the first to register will be permitted to speak. Any other member of the public is welcome to come to the meeting to listen. Please be aware that Truro City Council is only a consultee and that Cornwall Council determines the outcome of all planning applications.

1. **APOLOGIES**
2. **DISCLOSURE OR DECLARATIONS OF INTEREST**
3. **MINUTES OF THE MEETING HELD ON 7 DECEMBER 2017, HAVING BEEN BEFORE COUNCIL ON 11 DECEMBER 2017**
4. **PLANNING CONSULTATION (PL1)**
To consider plans submitted in accordance with planning consultation procedure: -
 - (i) Schedule 1 – Recommendation “en bloc” (Appendix 1)
 - (ii) Schedule 2 – Applications to be considered at this meeting (Appendix 2)
 - (iii) Open and Closed Enforcement Cases (Appendix 3)

5. **PLANNING CONSULTATIONS (PL1)**

(i) **Cornwall Statement of Community Involvement for Planning**

To discuss issues and comments raised by Members in respect of the consultation documents, after which the Chairman will compile Members' comments and submit a consultation response before Monday 22 January 2018. (Minute 263 reports).

(ii) **Boscawen Street**

Further to Full Council, Minute 278(c), Members to discuss the potential pedestrianisation of Boscawen Street.

6. **LICENSING – STREET TRADING (F/12/6)**

Street Trading Renewals for 2018

(Appendix 4)

7. **CHAIRMAN'S REPORT (PL1)**

Chairman to provide information on any developments received since the last meeting. For information only – resolutions cannot be made under this item.

8. **CORRESPONDENCE**

9. **DATE OF NEXT MEETING**

Thursday 1 February 2018. The agenda for the next Planning Committee to be held on Thursday 1 February 2018 will be prepared on 25 January 2017. In accordance with Minute 302 (03.12.12), should a member wish an item to be included on this agenda please inform the Town Clerk's office by Thursday 25 January 2018 as no items other than those on the agenda can be considered at the meeting.



TOWN CLERK

Schedule 1

PLANNING APPLICATIONS – FOR THE MEETING OF 4 JANUARY 2018
SCHEDULE 1 – 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 Wednesday 20 December 2017 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.

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
PA17/10566 10 Sunningdale. Mr S Elliott.	Two storey extension to side.	Redannick	Hayley Wray -	Chairman – Schedule 2.
PA17/11008 9 Trennick Row, Malpas Road. Mr Mark Brown.	Listed building consent application for replacement of the windows and doors to the back of property with double glazing.	Tregolls	Sarah Dyke - “...I think it unlikely that we would support the use of UPVC windows in a Grade II Listed property. We are more likely to support double glazed timber units at the rear only, however, I am waiting to hear back from the Council’s Historic Environment Team with their views”.	Chairman – Schedule 2.
PA17/11011 8 St Georges Villas, St Georges Road. Dr K Kiran.	Demolition of existing single storey garage and utility room to be replaced with a new part 2 storey, part single storey extension.	Trehaverne	Sarah Dyke - “...I do not raise any objections to the application as it is a subservient extension and there are other extensions along the street which are similar in design. I would usually question the use of cladding along this street, however as it doesn’t need planning permission it will be difficult to resist. I would look to impose a planning condition so that it is a colour to match the existing dwelling- they have stated light grey which I think will match the existing grey finish at first floor”.	Chairman – Schedule 2.
PA17/11126 52 Tregolls Road. Mr and Mrs Neil and Danielle Penny –	This new application is seeking to amend the current approved scheme PA17/01531 by extending the rear lower extension by 1.35m further to the south west towards the	Tregolls	Janice Taylor -	Chairman – Schedule 1: approval, subject to there being no

Schedule 1

Harding.	boundary.			sustainable objections from neighbour to the north-west.
PA17/11377 7 Pydar Street. Mr Mark Thresher (Openreach).	Application for Listed Building Consent to drill a 15mm hole into wall adjacent air-conditioning units on side of building and install cabling and associated fittings from ground level to building entry point.	Boscawen	Sophie Rogers -	Chairman – Schedule 2.
PA17/11158 Gwel Peneglos, Comprigney Hill, Kenwyn. Kyle Brown.	Convert existing roof space by addition of dormer windows, juliet balcony and roof lights to habitable rooms.	Trehaverne	Janice Taylor -	Chairman – Schedule 1: approval.
PA17/11167 Land East and South- East of 15 Brunel Court. Mr Ben Dobson, Blenheims Estate & Asset Mgmt South West Ltd.	Various tree works.	Boscawen	Hayley Wray – Awaiting Tree Officer's comments	Chairman – Schedule 2
PA17/11180 10 Barton Meadow, Kenwyn. Mr R Pope.	Re-submission of PA17/06002 for proposed replacement roof including rear dormer, velux windows and extension.	Redannick	Janice Taylor –	Chairman – Schedule 2.
PA17/11533 Alverton Manor Hotel, Tregolls Road. Mr P Ricketts.	Felling of a Beech.	Boscawen	Sarah Dyke -	Chairman – Schedule 1: approval, subject to a condition requiring a replacement beech in better location nearby as the existing tree is likely to damage the foundations if

Schedule 1

				allowed to grow to maturity.
PA17/11562 Penmere, The Crescent Mr Dominic Keen, Kernoweth Homes Ltd	Reserved matters application for landscaping following outline approval	Redannick	Laura Potts -	Chairman – Schedule 1: Truro City Council does not wish to comment
PA17/11607 6 Treworder Road. Mr Tony Kent.	Conservatory to front elevation.	Redannick	Sarah Dyke -	Chairman – Schedule 2 – as it would adversely affect the character of this part of Truro.
PA17/11699 Lyn Allen, The Avenue Mr D Worden	Minor re-alignment of existing driveway access point onto the highway	Boscawen	Sarah Dyke -	Chairman – Schedule 1 – approval subject to careful demolition and reuse of existing stone and quoins to rebuild the new opening in the same style as the original and to comply with the requirements of the Conservation Officer Note: application received after deadline for comments.
PA17/11687 9 Pengarth Close. Ms Claire Rowley.	Construction of roof dormers, conversion of attic and alterations to existing bungalow.	Redannick	Hayley Wray – Proposed development is considered acceptable as it will be a similar design to that of the neighbouring properties, and as a result will not cause significant levels of harm or impact to the dwelling	Chairman – Schedule 2
(ix) PA17/11713 Front Path at 4 Falmouth	Listed Building Consent to clad an existing concrete patio with resin-bonded gravel	Redannick	Hayley Wray – Would need to liaise with the Historic Environment Officer	To note: Application received after

Schedule 1

Road William & Elizabeth Burdett				comment deadline for Members. Schedule 2
PA17/11760 6 Treffry Road. Mr and Mrs P Lucas.	Proposed single storey extension to rear/ side.	Boscawen	Sarah Dyke - No objections "in character with existing property"	Chairman – Schedule 1, approval

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 4 JANUARY 2018
SCHEDULE 2 – Applications to be considered at the Meeting.

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
(i) PA17/10566 10 Sunningdale. Mr S Elliott.	Two storey extension to side.	Redannick	Hayley Wray -	Refusal
(ii) PA17/11008 9 Trennick Row, Malpas Road. Mr Mark Brown.	Listed building consent application for replacement of the windows and doors to the back of property with double glazing.	Tregolls	Sarah Dyke - "...I think it unlikely that we would support the use of UPVC windows in a Grade II Listed property. We are more likely to support double glazed timber units at the rear only, however, I am waiting to hear back from the Council's Historic Environment Team with their views".	Refusal
(iii) PA17/11011 8 St Georges Villas, St Georges Road. Dr K Kiran.	Demolition of existing single storey garage and utility room to be replaced with a new part 2 storey, part single storey extension.	Trehaverne	Sarah Dyke - "...I do not raise any objections to the application as it is a subservient extension and there are other extensions along the street which are similar in design. I would usually question the use of cladding along this street, however as it doesn't need planning permission it will be difficult to resist. I would look to impose a planning condition so that it is a colour to match the existing dwelling- they have stated light grey which I think will match the existing grey finish at first floor".	Conditional Approval
(iv) PA17/11167 Land East and South-East of 15 Brunel Court. Mr Ben Dobson, Blenheims Estate & Asset Mgmt South West Ltd.	Various tree works.	Boscawen	Hayley Wray - Awaiting Tree Officer's comments	Conditional Approval

Schedule 2

(v) PA17/11180 10 Barton Meadow, Kenwyn. Mr R Pope.	Re-submission of PA17/06002 for proposed replacement roof including rear dormer, velux windows and extension.	Redannick	Janice Taylor –	Conditional Approval
(vi) PA17/11377 7 Pydar Street. Mr Mark Thresher (Openreach).	Application for Listed Building Consent to drill a 15mm hole into wall adjacent air-conditioning units on side of building and install cabling and associated fittings from ground level to building entry point.	Boscawen	Sophie Rogers -	Conditional Approval
(vii) PA17/11607 6 Treworder Road. Mr Tony Kent.	Conservatory to front elevation.	Redannick	Sarah Dyke –	Refusal
(viii) PA17/11687 9 Pengarth Close. Ms Claire Rowley.	Construction of roof dormers, conversion of attic and alterations to existing bungalow.	Redannick	Hayley Wray -	Conditional Approval
(ix) PA17/11713 Front Path at 4 Falmouth Road William & Elizabeth Burdett	Listed Building Consent to clad an existing concrete patio with resin-bonded gravel	Redannick	Hayley Wray – Will need to liaise with the Historic Environment Officer	Conditional Approval

APPENDIX 3

December 2017

To: Mayor (Councillor C J Tamblyn)
Deputy Mayor (Councillor I T Jones)
and all members of the
PLANNING COMMITTEE

LIST OF OPEN ENFORCEMENT INVESTIGATIONS FROM CORNWALL COUNCIL
Truro City Council will receive updates on open cases when they are progressed

Enforcement Ref.	Location
EN17/02270	8 ST KEYNE CLOSE Alleged breach of condition 3 of PA15/10919 – privacy screening/ obscure glazing to balcony not constructed. Course of action agreed: - <i>Case Officer has been informed by the current property owner that the screening facing north has now been fixed; this has not been verified by Case Officer to date as the owner has stated that he wishes to submit a retrospective application to be considered in relation to the other screen and the flue that has been inserted at the site.</i>
EN17/02203	30 FERRIS TOWN Alleged removal of first floor windows on Listed Building – non-compliance with approved plans of PA16/07659. Course of action agreed:- <i>Case Officer is liaising with owner and the Council's Historic Team to establish whether the replacement windows could be considered to be a like for like replacement; further details awaited from owner of site.</i>
EN17/02127	TREMORVAH HOUSE, TREMORVAH CRESCENT Alleged works not been carried out in accordance with pending application PA17/05656 – boundary treatment works. Pending consideration:- <i>Case Officer has advised that during a site inspection, the site manager stated that the drainage is within the site and not at the extremities. The Case Officer is proposing to issue a Planning Contravention Notice to obtain confirmation in writing.</i>
EN17/02363	8 ST KEYNE CLOSE Alleged construction of chimney. Course of action agreed.
EN17/02330	LAND TO THE REAR OF ARGEL, KENWYN Alleged breach of condition 4 of planning approval PA12/00913 – significant amounts of mud onto public highway and no cleaning mechanism has been installed at the entrance – discharged under PA15/06907 NMA PA17/04236 Pending consideration.

APPENDIX 3

LIST OF CLOSED ENFORCEMENT INVESTIGATIONS FROM CORNWALL COUNCIL
Truro City Council will receive updates on open cases when they are progressed

Enforcement Ref.	Location
EN17/02280	58 UPLAND CRESCENT Alleged construction of pedestrian and vehicular access including hardstanding. Crossing land which is not domestic curtilage. Case closed.
EN17/02209	44 TRESAWLS ROAD Alleged garage converted into residential accommodation. Case closed
EN17/01837	27 BEDRUTHAN AVENUE Alleged erection of a fence exceeding 3.6m in height adjacent to the public highway not approved as part of PA15/08445 Case closed.

APPENDIX 3

LIST OF UPDATES REQUESTED BY THE PLANNING CLERKS

Enforcement Ref.	Location
EN17/02203	30 FERRIS TOWN Alleged removal of 1 st floor windows on LB – non-compliance with plans PA16/07659 Officer currently liaising with the owner and the Historic team to establish whether the replacement windows could be a like for like replacement.
EN17/02127	TREMORVAH HOUSE, TREMORVAH CRESCENT Alleged works not carried out in accordance with pending app PA17/05646 – boundary treatment works Site inspection carried out. Site manager informed officer the drainage detailing being queried is within the site and not on the extremities. Issuing a Planning Convention Notice to get it confirmed in writing.
EN17/02270	8 ST KEYNE CLOSE Alleged breach of condition 3 of PA15/10919 – privacy screening/obscure glazing to balcony not constructed Officer informed by current owner that the screening facing north has been fixed – not been verified by officer to date as owner wishes to submit a retrospective application to be considered in relation to the other screen and the flue that has been inserted at the site.
EN17/01837	27 BEDRUTHAN AVENUE Alleged erection of a fence exceeding 3.6m in height adjacent to the public highway not approved as part of PA15/08445 Officer visited site with their manager and it was determined this case would be closed as not expedient, though this has not been done to date

**STREET TRADING REGISTER RENEWALS -
CONSULTEES SPREADSHEET FOR 2018**

Nuala Parriss t/a Enjoy Clothing	Hats, gloves, scarves, socks, clothing, jewellery, lighting	Gypsy Van 8' x 4'	09:00 – 17:30	Jan, Jun – Dec 7 days
Mr P C Scott- Dickins t/a Cornish Tricycles	Hot Dogs, Bacon, Sausages, Crepes, Lemonade & Water	Catering Barrow 3' wide x 6' long x 6' high	10:00 – 17:30	Jan – Dec 7 days
Mr Maurice Isaacs	Flowers, Plants & Holly Wreaths	2 Tables (4ft x 2ft) canopy & buckets	09:00 – 17:00	Jan – Jun, Nov – Dec 5 days
Mr P Marsh t/a Perry Marsh Pottery	Handmade Pottery	5ft x 3ft old fashioned barrow stall	09:00 – 17:00	July – Aug, Nov - Dec 7 days
Ms Meechell Trewin t/a Donut Dollies	Hot Donuts and Hot Drinks	8ft Mobile Towable Unit	09:00 – 17:00	Jan – May, Dec Weekends & school holidays (7 days in Dec)
Robert & Jane Duncan t/a Yummy Cookies	Falafel Wraps, Burgers, Cookies, Cold Wraps & Cold Drinks	8' x 8' Gazebo	09:00 – 18:00	Feb – Dec 2-5 days
Mr Sandor Zsunk t/a Angelato	Ice Cream/ Gelato	Smart Car/ BMW I3 2m x 4m	10:00 – 18:00	April – Sept 7 days