

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*

2 March 2018

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 8 MARCH 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 4 JANUARY 2018 HAVING BEEN BEFORE COUNCIL ON 26 FEBRUARY 2018**
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 MATTERS – GENERAL (PL1)**

(i) **Truro Signage**

Members to consider a request from Truro BID to approve various signage under “Permitted Development Rights” (*documents to be supplied at the meeting*)

(ii) **Smaller Householder Applications**

Chairman to ask the Committee to determine if smaller householder applications (to be defined by the Committee) should be considered within the monthly planning cycle (with recommendations returned) to allow for more discussion over larger householder and other applications during the meetings.

6. **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.

7. **CORRESPONDENCE**

8. **DATE OF NEXT MEETING**

Thursday 5 April 2018. The agenda for the next Planning Committee to be held on Thursday 5 April 2018 will be prepared on Thursday 29 March 2018. 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 Wednesday 28 March 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 8 MARCH 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 Thursday 1 March 2018 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
PA18/00681 Land West of 2 Kestle Drive Mr & Mrs Lance Lannon	Erection of 2 dwellings	Redannick	Tim Marsh: - <i>Tim has not agreed to extension and therefore application to be determined under delegated powers.</i>	Refusal recommended on the grounds of overdevelopment. (for information only; extension declined)
PA18/00761 Superdry, 10 Pydar Street Miss Claire Chapman Superdry	Existing shopfront in white to be painted grey	Boscawen	Sophie Rogers: -	Approval recommended
PA18/00810 Superdry, 10 Pydar Street Miss Claire Chapman Superdry	(LB) Existing shopfront to be painted grey.	Boscawen	Sophie Rogers	Approval recommended
PA18/00474 Land North of A390, Threemilestone Mr W Marsh, Marsh & Baxter Properties Ltd	Reserved matters: access, appearance, landscaping, layout and scale following outline permission APP/D0840/W/1/3137929 (PA14/09345)	Kenwyn Parish	Matthew Doble: - <i>Note: We are consulted on this due to our proximity. Have requested Kenwyn PC's comments.</i> Case Officer comment: In terms of comments this is a Reserved Matters application where we are considering access, appearance, scale and landscaping. Any comments or	Schedule 2

Schedule 1

			<p>observations made should relate to these matters as the principle of the development has been established by the grant of outline planning permission at appeal.</p> <p>I am still waiting on comments from consultees so have not formed a view on the application as yet but a key consideration will be how the proposal links with the surrounding planned developments and Threemilestone.</p>	
PA18/00369 9 Gregor Road Mr K Simkins & Ms S Garcia	Single-storey rear extension to form garden room/study	Tregolls	Stacey Lowe: -	<i>Schedule 1 approval recommended</i>
PA18/01149 5 Moresk Gardens Mrs H Workmeister	Various tree works	Boscawen	Stacey Lowe :- <i>Stacey has agreed to an extension</i>	<i>Schedule 1, approval subject to recommendation of Tree Officer.</i>
PA18/00602 11 The Parade Malpas Road, Mrs K Kitson	Re-roofing, loft alterations and replacement copy railings to front garden facing Malpas Road	Tregolls	Sarah Dyke – <i>Extension granted. Comments to follow.</i>	<i>Schedule 2</i>
PA18/00959 Higher Newham Farm Living Villages (Newham Farm) Ltd	Construction of principal internal site roads to serve Community Farm and Village approved under Outline Consent PA14/07792. Internal site road works include associated surface water drainage, formation of principal service routes and landscaping including soft planted margins and new Cornish Hedges bordering roads.	Redannick	Tim Marsh: <i>Extension requested and confirmed. Need to put Tim's comments from email on PowerPoint (summarise then attach document as a link)</i>	<i>Schedule 2</i>
PA18/01240 32-35 Bosvigo Road, Mr Leon Leondiades	New opening for French windows, blocking up of existing windows, modification of windows to street, boundary fencing.	Boscawen	Stacey Lowe <i>has agreed to an extension.</i>	<i>Schedule 1 approval recommended</i>

Schedule 1

PA17/12266 51 Malabar Road Bolitho Property Limited	Two storey side extension to form 2 self contained flats	Trehaverne	Tim Marsh	Schedule 2
PA18/01608 44 Moresk Close Mr and Mrs Bellis	To erect a white PVCu framed conservatory to the front of the property.	Boscawen	Neil Butler: "I do not see any issues. It is not in a conservation area and there appears to be sufficient garden to the rear for the ongoing amenity of the property"	Schedule 2
PA18/00300 Alverton Manor Hotel Tregolls Road	Beech Tree (Fagus Sylvatica) adjacent to Northern Boundary to rear of Nansavallon, 2 Alverton Lane, Truro TR1 1JJ. Lower height of tree, reduce limbs, in particular the two large scaffold limbs	Boscawen	Stacey Lowe	Schedule 2
PA18/01423 Treliske Preparatory School, Treliske Lane Ms Armorel Robinson, Truro School	Variation of condition 2 of decision PA16/08577. Substitution of plan to allow reinstatement of inner driveway gatepost to a different position to create a wider entrance to the school drive	Trehaverne	Sophie Rogers	Schedule 1 approval recommended
PA18/01830 Penolver, Scarcewater Veau Mr & Mrs Powell	Updates including replacement roof (height increase, larger existing dormers and new dormers to front and rear), rear extension and garage conversion. Addition of decking area	Tregolls	Sarah Dyke	Schedule 2
PA18/00579 PA18/00575 48 Daniell Street Mrs Emma Toy	Replace roof and associated works Listed Building application for the above	Redannick	Neil Butler	Approval recommended subject to the requirements of the conservation officer regarding materials and construction.
PA18/01796 4 Pendrea Wood Mrs Susan Vinson	Lime – removal of limb, showing large exposed cavity which is weakening the limb	Trehaverne	Neil Butler	Approval subject to the requirements of the Tree Officer

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 8 MARCH 2018
SCHEDULE 2 – Applications to be considered at the Meeting.

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA18/00300 Alverton Manor Hotel Tregolls Road	Beech Tree (Fagus Sylvatica) adjacent to Northern Boundary to rear of Nansavallon, 2 Alverton Lane, Truro. Lower height of tree, reduce limbs in particular the two large scaffold limbs	Boscawen Ward	Stacey Lowe	Conditional Approval
(2) PA18/00474 Land North of A390, Threemilestone Mr W Marsh, Marsh & Baxter Properties Ltd	Reserved matters: access, appearance, landscaping, layout and scale following outline permission APP/D0840/W/1/3137929 (PA14/09345)	Kenwyn Parish	Matthew Doble: - <i>Note: We are consulted on this due to our proximity. Have requested Kenwyn PC's comments – on PowerPoint</i> Case Officer comment: In terms of comments this is a Reserved Matters application where we are considering access, layout, appearance, scale and landscaping. Any comments or observations made should relate to these matters as the principle of the development has been established by the grant of outline planning permission at appeal. I am still waiting on comments from consultees so have not formed a view on the application as yet but a key consideration will be how the proposal links with the surrounding planned developments and Threemilestone.	Refusal
(3) PA18/00602 11 The Parade Malpas Road Mrs K Kitson	Re-roofing, loft alterations and replacement copy railings to front garden facing Malpas Road	Tregolls	Sarah Dyke –	Conditional Approval

Schedule 2

<p>(4) PA18/00959 Higher Newham Farm Living Villages (Newham Farm) Ltd</p>	<p>Construction of principal internal site roads to serve Community Farm and Village approved under Outline Consent PA14/07792. Internal site road works include associated surface water drainage, formation of principal service routes and landscaping including soft planted margins and new Cornish Hedges bordering roads.</p>	<p>Redannick</p>	<p>Tim Marsh: See PowerPoint</p>	<p><i>Deferred</i></p>
<p>(5) PA18/01608 44 Moresk Close Mr and Mrs Bellis</p>	<p>To erect a white PVCu framed conservatory to the front of the property.</p>	<p>Boscawen</p>	<p>Neil Butler: "I do not see any issues. It is not in a conservation area and there appears to be sufficient garden to the rear for the ongoing amenity of the property"</p>	<p><i>Approval</i></p>
<p>(6) PA18/01830 Penolver, Scarcewater Vean Mr & Mrs Powell</p>	<p>Updates including replacement roof (height increase, larger existing dormers and new dormers to front and rear), rear extension and garage conversion. Addition of decking area</p>	<p>Tregolls</p>	<p>Sarah Dyke: "I raise no initial objections to this application. This is very large plot with good separation distances between neighbouring properties, so there is scope to extend in this way. The pitched roof dormers are an improvement upon the flat roof existing dormers and add interest. The proposal has also been designed so that there is no significant direct overlooking."</p>	<p><i>Conditional Approval</i></p>
<p>(7) PA17/12266 51 Malabar Road Bolitho Property Limited</p>	<p>Two storey side extension to form 2 self-contained flats</p>	<p>Trehaverne</p>	<p>Tim Marsh</p>	<p><i>Refusal</i></p>

APPENDIX 3

February 2018

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
EN18/00115	OLD COUNTY HALL, STATION ROAD Alleged breach of condition 8 (tree protection) of PA13/00420
EN18/00120	STRATTON & HOLBOROW, 1-2 LEMON VILLAS, STRANGWAYS TERRACE Alleged works being carried out to a listed building – erection of a wooden boundary fence, extension of car park and metal gates
EN18/00123	13 DANIELL STREET Alleged works to a Listed Building – box fascia has been removed. New fascia flat against wall
EN18/00303	182 TREFFRY ROAD Breach of condition 6 part e of C1/ SA03/1897/01/D – felling of trees to be retained.

APPENDIX 3

LIST OF CLOSED ENFORCEMENT INVESTIGATIONS FROM CORNWALL COUNCIL Summaries of Closures Provided by Case Officers

Enforcement Ref.	Location
EN18/00132	8 TREWINNARD COURT Tree replacement not carried out following approval of 5-day notice – PA16/00010/PREAPP No evidence of alleged breach.
EN17/01925	15 DANIELL STREET TRURO UPVC fascia removed breach resolved
EN17/02096	10 CASTLE STREET TRURO Marquee has been removed from the site as such the breach has been resolved.
EN17/01748	93 ST CLEMENTS CLOSE Construction of a platform to site a shed on top with a height of approx. 25ft No breach. <i>Case Officer: Had a legal opinion back confirming that the building is being constructed within the rear garden area. The technical guidance outlined that measurements of buildings need to be taken from the highest point of land immediately adjacent to the development. In this case the natural ground level is immediately adjacent under 300mm; as such the measurements for this building would be taken from this section of natural ground level and therefore the development as proposed would be permitted under Part 1 Class E of the Town & Country (General Permitted Development) Order 2015.</i>
EN17/02203	30 FERRIS TOWN Alleged removal of first floor windows on Listed Building – non-compliance with approved plans of PA16/07659 <i>Case Officer: The specification of works appended to the approved application makes clear the intention to replace the glazing (which is a building regulations requirement) in a commercial building. In replacing the glazing with strengthened glass and the panes of glass which were broken, it became clear that the wooden frames of the sashes were rotten and it would be necessary to replace them. They were restored in full. The sash windows have not been replaced (only elements of them). Original box frames retained and new sash panels introduced. These are of hardwood and an exact copy of the originals. Legislation states that LBC is required for “alterations which affect the character of the building.” The renovated windows do not as they are like-for-like repairs. The only noticeable difference is the change of glazing and yet replacement glazing is permitted specifically in the original LB permission. In light of the above, it is viewed LBC is not required.</i>

APPENDIX 3

EN17/02270	8 ST KEYNE CLOSE Alleged breach of condition 3 of PA15/10919 – privacy screening/obscure glazing to balcony not constructed Case Officer: <i>PA18/00685 – Retrospective planning application for “as built” amendments in relation to “sliding” privacy screen on south elevation and installation of wood burner flue – PENDING</i>
EN17/02363	<i>As above</i>