

TRURO CITY COUNCIL



CITY OF TRURO
Roger Gazzard
Town Clerk

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28 March 2018

To: The Mayor (Councillor C J Tamblyn)
The Mayor Elect (Councillor Ms L Southcombe)
The Deputy Mayor (Councillor I T Jones)
The Deputy Mayor Elect (Cllr R J Smith)
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 5 APRIL 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 8 MARCH 2018 HAVING BEEN BEFORE COUNCIL ON 26 MARCH 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)**

Smaller Householder Applications

Further to Minute 349 (ii) of Council (26.03.2018), Members are requested to further debate the Chairman's suggestion that the Planning Committee consider smaller householder applications (defined as "those with proposed works that do not exceed a 25% increase in total volume") within the monthly planning cycle.

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 3 May 2018. The agenda for the next Planning Committee to be held on Thursday 3 May 2018 will be prepared on Friday 27 April 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 Thursday 26 April 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 5 April 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 29 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
PA18/01617 JK Lettings Ltd 7 Old Bridge Street Truro Mr Griffett	To display advertisements to meet TaxAssist Accountant’s Brand Guidelines. Our proposal includes the request to fit one non-illuminated fascia and one non-illuminated hanging sign.	Boscawen	<i>Sophie Rogers: Extension requested</i>	Schedule 1 approval subject to applicant changing materials and leaving out the projecting sign to comply with CA policy
PA18/01647 Lighterage Quay Newham Road Newham Truro Mr Chris Jones Environment Agency	Improvements to the existing control kiosk to improve the resilience of the Truro tidal defence which offer flood protection to the large portions of Truro. This includes raising vulnerable operational equipment into a location that will not be flooded in the event of overtopping of the flood defences.	Redannick	<i>Sophie Rogers: Extension requested</i>	Schedule 2
PA18/01897 Gwendroc House Barrack Lane Truro Mr Kenneth William Tinkler	(TPO) Raise the canopy of Holm Oak by 8 to 10 metres on the eastern elevation.	Redannick	<i>Sarah Dyke: Extension requested</i> <i>“I am waiting for comments from the Forestry Officer, but the canopy raise does not appear to be excessive and is unlikely to harm the appearance of the tree”</i>	Schedule 2
PA18/01572 151 Bodmin Road Truro Mr David Sell	To remodel existing bungalow to create a well insulated 4 bedroom house with porch, a Juliet balcony and extended parking area	Boscawen	<i>Sarah Dyke: Extension approved</i> <i>“I am currently querying with the agent how much of the original footprint of the building is to be retained as part of this proposal. I am also asking for further detail which shows the relative heights of the property and neighbouring</i>	Schedule 2

Schedule 1

			<i>buildings (street scene view). Once I have this information I will be able to make further comment on the application”.</i>	
PA18/01303 St Pauls Church Agar Road Truro David Kelly Keltek Trust	(LB) Consent to remove the single bell cast from the tower and relocate in another church (no alterations will be made to the former church building)	Boscawen	<i>Sophie Rogers: Extension requested</i>	Schedule 1 with a recommendation to approve
PA18/02086 39 Falmouth Road Truro Dr and Mrs James Huddy	(LB) Consent to demolish existing modern conservatory, construct new contemporary kitchen/entrance on original footprint. Break-through from existing sitting room to form open-plan kitchen/diner. Make existing kitchen into utility and reinstate original hall/passage. Make modern vestibule into WC. Re-order first floor bathroom, WC and dressing room to form single family bathroom and ensuite/dressing room.	Redannick	<i>Stacey Lowe: Extension approved</i>	Schedule 2
PA18/01851	Full application to the above (came in after the LB)			
PA18/01340 Truro School Trennick Lane Truro Mr Richard Lamboll Estate Manager, Truro School	Installation of a two-storey modular building on a parking area adjacent to the Maths Block.	Tregolls	<i>Sophie Rogers: Extension requested</i>	Schedule 1 with a recommendation for approval for 5 years only
PA18/01874 29 Redannick Crescent Truro Mr and Mrs Milliner	Proposed 2-bed detached dormer bungalow with off-road parking and garden area.	Redannick	<i>Sophie Rogers: Extension requested</i>	Schedule 2

Schedule 1

<p>PA18/01223 16 The Parade Malpas Road Truro Ms J Brenton</p> <p>PA18/01224</p>	<p>(PA) To restore Georgian sash windows</p> <p>Listed building application for above</p>	<p>Tregolls</p>	<p><i>Stacey Lowe: Extension approved</i></p>	<p>Schedule 1 recommendation for approval</p>
<p>PA17/11575 42 Lemon Street Truro Mrs C A Waite</p> <p>PA17/11576</p>	<p>(PA) Demolition of garage outbuilding and re-construction to form new garage with studio annexe over</p> <p>LB) Listed building application for above.</p>	<p>Boscawen</p>	<p><i>Sophie Rogers: Extension requested.</i></p>	<p>Schedule 2</p>
<p>PA18/01624 11 Richards Crescent Truro Mr R Staines</p>	<p>To add a single storey, timber framed, and block rendered flat roofed guest annexe</p>	<p>Trehaverne</p>	<p><i>Neil Butler: Extension approved</i></p>	<p>Schedule 2 (nb. Have requested whether applicant would negotiate for a pitched roof)</p>
<p>PA18/01893 8 Tresawls Road Truro S Downing</p>	<p>Demolition of existing garage and creation of a new studio</p>	<p>Trehaverne</p>	<p><i>Laura Potts: Extension approved</i> <i>"I can confirm that we can wait until the 6th April for Truro City Council comments. I haven't yet been to the site, but when I do I will let you know my initial thoughts".</i></p>	<p>Schedule 1 approval subject to no objections from neighbours.</p>
<p>PA18/02262 1 The Annexe Woodland Heights Tremorvah Crescent Truro Mr R Dolman</p>	<p>Proposed detached garage</p>	<p>Boscawen</p>	<p><i>Kirsty Smith: Extension approved</i></p>	<p>Schedule 2</p>
<p>PA18/02370 'Robinswood' 23A Nansavallon Road Truro Mr D Hicks</p>	<p>Single storey rear extension</p>	<p>Trehaverne</p>	<p><i>Stacey Lowe: Extension approved.</i></p>	<p>Schedule 1 recommendation for approval subject to the extension not being</p>

Schedule 1

				<i>unneighbourly.</i>
PA18/02402 6 Chirgwin Road Truro Mr and Mrs Dyson	T1 Holm Oak – Fell T2 Field Maple – Crown reduce	Tregolls	<i>Sarah Dyke: Extension approved “I have asked a Forestry Officer to have a look at this application and confirm that the Holm Oak should be felled. If the Forestry Officer confirms that the tree will not recover from the ‘decay’ then I will likely recommend that it be felled. With regard to the field maple the degree of reduction shown on the photographs appears reasonable”</i>	Schedule 1 approval subject to agreement of Cornwall Council’s Tree Officer

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 5 APRIL 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) PA18/02262 1 The Annexe Woodland Heights Tremorvah Crescent Truro Mr R Dolman	Proposed detached garage	Boscawen	<i>Kirsty Smith: Extension requested</i>	Chairman: Schedule 2
(2) PA17/11575 (3) PA17/11576 42 Lemon Street Mrs C A Waite	(PA) Demolition of garage outbuilding and re-construction to form new garage with studio annexe over (LB) Listed building application for above.	Boscawen	<i>Sophie Rogers: Extension requested</i>	Schedule 2
(4) PA18/01572 151 Bodmin Road Mr David Sell	To remodel existing bungalow to create a well-insulated 4 bedroom house with porch, a Juliet balcony and extended parking area	Boscawen	<i>Sarah Dyke: Extension approved</i> <i>“I am currently querying with the agent how much of the original footprint of the building is to be retained as part of this proposal. I am also asking for further detail which shows the relative heights of the property and neighbouring buildings (street scene view). Once I have this information I will be able to make further comment on the application”.</i>	Schedule 2
(5) PA18/01624 11 Richards Crescent Truro Mr R Staines	To add a single storey, timber framed, and block rendered flat roofed guest annexe	Trehaverne	<i>Neil Butler: Extension approved</i>	Schedule 2 (nb. Have requested whether applicant would negotiate for a pitched roof)

Schedule 2

<p>(6) PA18/01647 Lighterage Quay Newham Road Newham Mr Chris Jones Environment Agency</p>	<p>Improvements to the existing control kiosk to improve the resilience of the Truro tidal defence which offers flood protection to the large portions of Truro. This includes raising vulnerable operational equipment into a location that will not be flooded in the event of overtopping of the flood defences.</p>	<p>Redannick</p>	<p>Sophie Rogers: Extension requested</p>	<p><i>Schedule 2</i></p>
<p>(7) PA18/01874 29 Redannick Crescent Mr and Mrs Milliner</p>	<p>Proposed 2-bed detached dormer bungalow with off-road parking and garden area.</p>	<p>Redannick</p>	<p>Sophie Rogers</p>	<p><i>Schedule 2</i></p>
<p>(8) PA18/01897 Gwendroc House Barrack Lane Mr Kenneth William Tinkler</p>	<p>(TPO) Raise the canopy of Holm Oak by 8 to 10 metres on the eastern elevation.</p>	<p>Redannick</p>	<p>Sarah Dyke</p>	<p><i>Schedule 2</i></p>
<p>(9) PA18/02086 39 Falmouth Road Dr and Mrs James Huddy</p>	<p>(LB) Consent to demolish existing modern conservatory, construct new contemporary kitchen/entrance on original footprint. Break-through from existing sitting room to form open-plan kitchen/diner. Make existing kitchen into utility and reinstate original hall/passage. Make modern vestibule into WC. Re-order first floor bathroom, WC and dressing room to form single family bathroom and ensuite/dressing room.</p>	<p>Redannick</p>	<p>Stacey Lowe: extension approved – Case office comments to follow</p>	<p><i>Schedule 2</i></p>

APPENDIX 3

April 2018

To: Mayor (Councillor C J Tamblyn)
Mayor Elect (Councillor Ms L Southcombe)
Deputy Mayor (Councillor I T Jones)
Deputy Mayor Elect (Cllr R J Smith)
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
EN18/00328	<i>TREGOLLS HOUSE 44-46 FALMOUTH ROAD TRURO</i> <i>Alleged groundworks and demolition of walls within the curtilage of a Listed Building.</i>
EN18/00386	12 BARTON MEADOW KENWYN TRURO <i>High hedges complaint</i>

APPENDIX 3

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

Enforcement Ref.	Location
EN17/02077	<p>TREMORVAH HOUSE TREMORVAH CRESCENT TRURO <i>Alleged works not being carried out in accordance with approved plans PA15/05495 - back retaining wall not as approved and concerns regarding number of parking spaces allocated in the basement parking of The Hideway.</i></p> <p>Officer's comment's: The rear retaining wall has not been finished in accordance with neither the 2015 permission nor the pending 2017 application as such the expediency of the development has been considered, it has been viewed that this technical breach of planning control is not considered to be significantly harmful in its locality this is due to the materials and finish of the wall and its set down location within the site. The complaint relating to basement parking has previously been addressed with the complainant as no breach due to the wording of the condition being a prior to occupation condition.</p>
EN17/02446	<p>LAND TO REAR OF 17 CHARLES STREET TRURO <i>Alleged felling of a fir tree which falls within a conservation area</i></p> <p>Officer's comments: Works have been carried out to a tree located within the rear garden of this property within Truro conservation area, technically any works to a tree within a CA (size restrictions) requires consent, in this instance it is deemed that this tree would have met the size restrictions; however in this instance there are no witnesses of who has carried out the works the property owner does not permanently live at this address and has offered to provide confirmation of his whereabouts during the time when the tree is believed to be felled. In light of no evidence and no witnesses the Council cannot pursue this matter. I am aware that the police have been informed of these works by the property owner.</p>
EN18/00222	<p>1 CLIFTON GARDENS RICHMOND HILL TRURO <i>Alleged untidy advertisement hoardings.</i></p> <p>Officer's comments: Site visit carried out a number of fixed layers of paper removed from old advertisements fixed on these boards, none on the street, the boards are not deemed to be detrimentally untidy to warrant further action.</p>