

TRURO CITY COUNCIL



CITY OF TRURO
Roger Gazzard
Town Clerk

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27 April 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 3 May 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 5 APRIL 2018 HAVING BEEN BEFORE COUNCIL OM 23 APRIL 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)**
Accommodation above Retail Units
Following a working group meeting to discuss the formulation of a response to the National Planning Policy Framework consultation, Members to consider suggesting that Cornwall Council conduct a survey into available spaces for accommodation above retail units within and around Truro City Centre.
6. **PLANNING CONSULTATION– GENERAL (PL1)**
Minerals Safeguarding Development Plan – Schedule of Modifications
Chairman to report (closing date of document 1 June 2018 at 5pm)
7. **NEIGHBOURHOOD PLAN (F1/20)**
Review of the Truro and Kenwyn Neighbourhood Plan
Following a working group meeting to discuss the formulation of a response to the National Planning Policy Framework consultation, Members to consider reviewing the Truro and Kenwyn Neighbourhood Plan.
8. **LICENSING - ENTERTAINMENT (F12/5)**
Mr Wolf's Joint, 19 New Bridge Street – Craft beer and burgers
Members to consider the following licensing application:
Ground floor – bar, counter, seating area for 25 customers
1st floor – kitchen, additional seating
2nd floor – bathroom and stockroom
Supply of alcohol between 10:00 and 23:30 Sun, Mon, Tues, Wed, Thurs; 10:00 and 00:30 Fri and Sat.
Opening hours between 10:00 and 00:00 Sun, Mon, Tues, Wed, Thurs; 10:00 and 01:00 Fri and Sat
CCTV on premises.
9. **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.
10. **CORRESPONDENCE**
11. **DATE OF NEXT MEETING**
Thursday 7 June 2018. The agenda for the next Planning Committee to be held on Thursday 7 June 2018 will be prepared on Friday 1 June 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 31 May 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 3 May 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 26 April 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
PA18/02789 Dove House, Agar Road Mr William Spencer	Demolish existing entrance walls, rebuild existing entrance wall on left hand (western) side and relocate existing right hand (eastern) side gate post.	Boscawen	Sarah Dyke -	Chairman Schedule 1 with a recommendation to approve, subject to the comments of the Conservation Officer and to a method statement for the safe removal, storage and reinstatement of the gate post.
PA18/01320 Stratton and Holborow 1-2 Lemon Villas Strangways Terrace Mr Philip Smith	Retrospective: Minor internal alterations and addition of external gate to Lemon Villas.	Boscawen	Sophie Rogers –	Chairman: Schedule 2
PA18/01321	(LB) Consent for above application			
PA18/03124 Lemon Lodge, Lemon Street Mrs R Phillips	New shed within garden of listed property	Boscawen	Stacey Lowe –	Chairman: Schedule 1 with a recommendation to approve
PA18/03125	(LB) Consent for above application			

Schedule 1

<p>PA18/02515 9A River Street Mr Andrew Bell, TMFC Limited</p> <p>PA18/02516</p>	<p>Installation of an external extractor flue</p> <p>(LB) Consent for the above application</p>	<p>Boscawen</p>	<p><i>Laura Potts –</i> I have had a brief look at these cases. The key planning issue will be any noise and odour produced and I am currently awaiting views from the Environmental Protection Team. The location is within a rear courtyard behind the main street. Listed building issues will relate to the impact on the fabric of the listed building itself – No 9 is grade II listed. I am waiting for comments from our Conservation Officer on this proposal.</p>	<p>Chairman: Schedule 1 with a recommendation to approve, subject to the comments of the Conservation Officer.</p>
<p>PA18/01290 Xenia Union Street Mr A Blewett</p>	<p>Demolition of the existing bungalow and construction of nine apartments.</p>	<p>Boscawen</p>	<p><i>Laura Potts –</i> Xenia is a case I was involved with some time ago. They have had planning permission for the exact same proposal in 2011 and 2014. The latter case has now lapsed hence the proposal. There is a lot of history with the site next door which is still being constructed after years of work on/off. There were issues at the time where the neighbouring development has been built overlooking the neighbouring dwelling (Xenia) which has blighted the site. The contemporary approach was considered consistent with the neighbouring development. The design had to consider the impact on the Williams Court bungalows next door – hence the low overall height and set-backs near the WC side. Cllr Biscoe has been involved in trying to get something happening on this site.</p>	<p>Vice Chairman: Schedule 2 (Chairman declared an interest)</p>
<p>PA18/02862 21 St Georges Road Ms Genevieve Simpson</p>	<p>Change of use from office to 2no. residential dwellings.</p>	<p>Boscawen</p>	<p><i>Laura Potts –</i></p>	<p>Chairman: Schedule 1 with a recommendation to approve, subject to the comments of the Conservation Officer</p>

Schedule 1

<p>PA18/03274 42 Northfield Drive Mr J Mitchell</p>	<p>Application for a new extension to existing bungalow.</p>	<p>Redannick</p>	<p><i>Stacey Lowe -</i></p>	<p>Chairman: Schedule 2</p>
<p>PA18/03288 Treveth 19 Treseders Gardens Mrs Dawn Howarth</p>	<p>Sycamore (T1) - Dismantle due to weakened unions and cavities present from previous pollard/topping cuts. The trees root system is damaging/cracking the boundary walls in multiple places and is growing from a bank with a constant natural water course beneath. This presents future potential of uprooting due to saturation and compromised roots system. The tree also holds low amenity value in its location Sycamore (T2) - Dismantle due to suppressed and unbalanced crown. Poor visible structure and choked from Ivy. The tree also holds low amenity value in its location Sycamore (T3) - Dismantle due to suppressed and unbalanced crown. Poor visible structure and choked from Ivy. The tree also holds low amenity value in its location.</p>	<p>Boscawen</p>	<p><i>Janice Taylor -</i></p>	<p>Chairman: Schedule 2</p>
<p>PA18/03390 J Sainsbury Plc, Treyew Road Sainsbury's Supermarkets Ltd.</p>	<p>71 new and replacement car park signs</p>	<p>Redannick</p>	<p><i>Laura Potts -</i></p>	<p>Chairman: Schedule 1 with a recommendation to approve. All the signs are within the car parking areas</p>

Schedule 1

PA18/03448 38 Dobbs Lane Mr Joseph Faulks	Construction of double parking space with roof deck	Redannick	<i>Stacey Lowe -</i>	Chairman: Schedule 2
PA18/03726 16-17 Norfolk House Lemon Street C/o Steve Potter Glamis Properties	(LB) Consent for Repairs and Alterations to a Grade II Listed Building.	Boscawen	<i>Sophie Rogers -</i>	Chairman: Schedule 2
PA18/03701 27 Dobbs Lane Mr and Mrs Simpson	Proposed internal alterations, new rear lean-to roof, side extension and loft conversion with dormer.	Redannick	<i>Sarah Dyke -</i>	Chairman: Schedule 2
PA18/03252 3 Manor Gardens Mr D Shipsey	Reduce and reshape a Holm Oak, shorten lateral branches up to 2 metres and removal of lowest eastern limb to reduce crown	Boscawen	<i>Sarah Dyke -</i>	Chairman: Schedule 1 with a recommendation to approve
PA18/03585 4 Pendrea Wood Mrs Susan Vinson	Lime tree, removal of the tree. After having the tree inspected suggested rather than remove the decaying limbs would be better to remove tree and replace with another species.	Trehaverne	<i>Janice Taylor -</i>	Chairman: Schedule 2
PA18/03581 5 Moresk Gardens Mr Rex Dunham	To construct a new garden building for storage	Boscawen	<i>Janice Taylor -</i>	Chairman: Schedule 1 with a recommendation to approve.
PA18/03578 4 Pendrea Wood Mrs Susan Vinson	Lime tree. To remove cross branches and any dead branches.	Trehaverne	<i>Janice Taylor -</i>	Chairman: Schedule 2

Schedule 1

<p>PA18/03681 1 Dobbs Lane Mr Scott Ward Network Rail</p>	<p>Targetted clearance to allow essential Network Rail safety inspection and works</p>	<p>Redannick</p>	<p><i>Sarah Dyke -</i></p>	<p><i>Chairman: Schedule 1 with a recommendation to approve subject to the works being discussed and agreed with the CC tree officer.</i></p>
<p>PA18/03562 Unit C Pelican House Calenick Street Miss Louise Warburton c/o Portman Healthcase Ltd</p>	<p>Change of use to D1 (non-residential) class for an orthodontic practice</p>	<p>Boscawen</p>	<p><i>Sophie Rogers -</i></p>	<p><i>Chairman: Schedule 1 with a recommendation to approve.</i></p>
<p>PA18/03488 Land to the West of Treglennick New Mills Lane Mr Justin Dodge, Westcountry Land</p>	<p>Residential Development for the erection of 5 detached dwellings with associated landscaping, as a residential infill site, on previously developed land forming part of the curtilage of Treglennick</p>	<p>Trehaverne</p>	<p><i>Laura Potts -</i></p>	<p><i>Chairman: Schedule 2</i></p>

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 3 MAY 2018
SCHEDULE 2 – Applications to be considered at the Meeting.

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
PA18/01290 Xenia Union Street Mr A Blewitt	Demolition of the existing bungalow and construction of nine apartments.	Boscawen	<i>Laura Potts -</i>	
PA18/01320 Stratton and Holborow 1-2 Lemon Villas Strangways Terrace Mr Philip Smith	Retrospective: Minor internal alterations and addition of external gate to Lemon Villas.	Boscawen	<i>Sophie Rogers -</i>	
PA18/01321	(LB) Consent for above application			
PA18/03274 42 Northfield Drive Mr J Mitchell	Application for a new extension to existing bungalow.	Redannick	<i>Stacey Lowe -</i>	
PA18/03288 Treveth 19 Treseders Gardens Mrs Dawn Howarth	Sycamore (T1) - Dismantle due to weakened unions and cavities present from previous pollard/topping cuts. The trees root system is damaging/cracking the boundary walls in multiple places and is growing from a bank with a constant natural water course beneath. This presents future potential of uprooting due to saturation and compromised roots system. The tree also holds low amenity value in its location	Boscawen	<i>Janice Taylor -</i>	

Schedule 2

	<p>Sycamore (T2) - Dismantle due to suppressed and unbalanced crown. Poor visible structure and choked from Ivy. The tree also holds low amenity value in its location</p> <p>Sycamore (T3) - Dismantle due to suppressed and unbalanced crown. Poor visible structure and choked from Ivy. The tree also holds low amenity value in its location.</p>			
<p>PA18/03448 38 Dobbs Lane Mr Joseph Faulks</p>	<p>Construction of double parking space with roof deck.</p>	<p>Redannick</p>	<p><i>Stacey Lowe -</i></p>	
<p>PA18/03488 Land to the West of Treglennick New Mills Lane Mr Justin Dodge, Westcountry Land</p>	<p>Residential Development for the erection of 5 detached dwellings with associated landscaping, as a residential infill site, on previously developed land forming part of the curtilage of Treglennick</p>	<p>Trehaverne</p>	<p><i>Laura Potts -</i></p>	
<p>PA18/03578 4 Pendrea Wood Mrs Susan Vinson</p>	<p>Lime tree. To remove cross branches and any dead branches.</p>	<p>Trehaverne</p>	<p><i>Janice Taylor -</i></p>	
<p>PA18/ 03585 4 Pendrea Wood Mrs Susan Vinson</p>	<p>Lime tree, Removal of the tree. After having the tree inspected suggested rather than remove the decaying limbs, it would be better to remove the tree and replace with another species.</p>	<p>Trehaverne</p>	<p><i>Janice Taylor -</i></p>	
<p>PA18/03701 27 Dobbs Lane Mr and Mrs Simpson</p>	<p>Proposed internal alterations, new rear lean-to roof, side extension and loft conversion with dormer.</p>	<p>Redannick</p>	<p><i>Sarah Dyke -</i></p>	

Schedule 2

PA18/03726 16-17 Norfolk House Lemon Street C/o Steve Potter Glamis Properties	(LB) Consent for Repairs and Alterations to a Grade II Listed Building.	Boscawen	<i>Sophie Rogers -</i>	
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APPENDIX 3

May 2018

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

Enforcement Ref.	Location
EN17/02296	<p><i>OLD COUNTY HALL STATION ROAD</i> <i>Alleged works not being carried out in accordance with approved plans PA13/00420 – removal of trees.</i> Officer's comments: Dense line of fir trees have been removed which were located in front of the new residential building; these were not shown on the tree survey plan nor were they identified within the Draft Tree Protection Plan report prepared by Evolve Tree Consultancy and dated 14th November 2012 to have protected fencing; however they were located within the Truro Conservation Area as such technically required consent to be removed.in addition trees that ran along the eastern boundary between the proposed car parking area and the existing property known as 13 Station Road, shown to have been retained have removed these trees in breach of their planning consent. the Council's tree officer has been in discussion and has agreed a scheme to discharge the soft and hardscaping condition with the agent which include planting in the locations where these trees had been removed, advice obtained from him was that the trees to the eastern boundary was of poor quality. In light of this a technical breach of planning control for the removal of these trees had taken place of which has been rectified by way of the landscaping condition.</p>
EN18/00303	<p><i>182 TREFFRY ROAD</i> <i>Breach of condition 6 part e of C1/SA03/1897/01/D – felling of trees to be retained.</i> Officer's comments: Proposed works are similar to that of recent schemes in the locality two relatively recent applications to vary this conditions have been submitted and approved by the LPA, as this scheme is not dissimilar to those proposals this breach is deemed to be not expedient to pursue. It is considered that the proposed landscaping scheme would not have a detrimental impact on aims and intentions of condition 6 of decision notice SA03/1023/03/R as the proposed alternative landscaping scheme would retain this area of landscaping in the interests of residential amenity and the long term benefit of public amenity.</p>