

TRURO CITY COUNCIL



CITY OF TRURO
Roger Gazzard
Town Clerk

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3 August 2018

To: The Mayor (Councillor Ms L Southcombe)
The Deputy Mayor (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 at Penhaligon House, Truro on **THURSDAY 9 AUGUST 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 JULY 2018 HAVING BEEN BEFORE COUNCIL ON 30 JULY 2018**
4. **PLANNING CONSULTATION**
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)

5. **CORNWALL COUNCIL**

Draft Validation Guide including the Local List.

Members to report any comments on the draft (previously circulated) for the Chairman to compile a response from Truro City Council by the closing date (Friday 24 August 2018).

6. **CONSULTATIONS**

Department for Environment Food and Rural Affairs - Clean Air Strategy 2018

Request for a Member to volunteer to respond to the above consultation

7. **PLANNING MATTERS, GENERAL**

“Growing Cornwall and the Isles of Scilly for all” – Housing and Construction Conference, 25 September 2018 at the Atlantic Hotel, Newquay (all day)

The Chairman to request a volunteer to attend the above event and report back to the Committee.

8. **CHAIRMAN’S REPORT**

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

9. **CORRESPONDENCE**

10. **DATE OF NEXT MEETING**

Thursday 6 September 2018. The agenda for the next Planning Committee to be held on Thursday 6 September 2018 will be prepared on Friday 31 August 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 30 August 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 9 August 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 2 August 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
PA18/05553 26 Bosvean Gardens Kenwyn, Truro Mr and Mrs Clapp	First floor extension over garage including Juliet balcony, gallery level, dormer and associated alterations.	Redannick	Janice Taylor	Schedule 2
PA18/05939 218 Treffry Road Mr and Mrs Grant-McIntyre	Proposed re-submission of PA17/10182 – extension and alterations.	Boscawen	Sarah Dyke “I raise no objections to PA18/05939 as the changes from the previously approved design are not overly significant”	Approval
PA18/06010 4 Union Place The Rev James & Mrs James PA18/06011	Extension and infill extension to rear (LB) consent for above application	Boscawen	Katie Mosley “I have requested advice from the Historic Environment department on this proposal”.	Schedule 2
PA18/05831 106 Kenwyn Street Mr Philip Tse	Listed building consent for replacement of 3 first floor windows.	Boscawen	Samuel Fuller “on face value, the application looks okay with the windows currently in a poor state, giving reason to replace them. The replacement would also be like for like and be single glazed which is a positive”.	Approval subject to requirements of conservation officer.

Schedule 1

<p>PA18/05991 9 Richmond Place Mr and Mrs Baker Stevens</p>	<p>Extension of first floor to create bedroom and bathroom, partial removal of wall and replacement with full height sliding gate to create parking space.</p>	<p>Boscawen</p>	<p>Sarah Dyke “With regard to PA18/05991 – this is a resubmission of a previously withdrawn application PA17/12239. It is good to see that the balcony that was proposed previously has been removed. Whilst I do not raise any immediate objections to the extension itself, I am seeking advice from our highways team regarding the parking space/access”.</p> <p>“I have heard back from our highways team regarding PA18/05991, and as anticipated, they object to the application.</p> <p>I have advised the applicant again that I do not support the provision of parking space/access on this corner. There is limited visibility and I consider it to be dangerous.</p> <p>I am giving the agent the opportunity of omitting this proposal from the application. If they do not I would be minded to refuse”</p>	<p><i>Refusal on the grounds of a potentially dangerous parking space/access on corner.</i></p>
<p>PA18/06131 1-2 Lemon Villas, Stratton and Holborow Strangways Terrace Mrs Kay Wall Cornovia Homes</p>	<p>Crown lift and tidy three common lime</p>	<p>Boscawen</p>	<p>Katie Mosley – “I have requested advice from the Tree Officer on this proposal”</p>	<p><i>Approval subject to the works being carried out in accordance with the tree officer's requirements.</i></p>
<p>PA18/05159 The Central Bar & Steak House 18 St Mary’s Street Central Bar and</p>	<p>Alterations to entrance</p>	<p>Boscawen</p>	<p>Laura Potts “This application is for a new entrance to the Central Bar and Steak House (As far as I was aware it is the British Legion?). The proposal is for a new lobby area and I think this will be an</p>	<p><i>Schedule 2</i></p>

Schedule 1

Restaurant Ltd			improvement to the building. Its set back from the road and would offer a more attractive entrance than the current arrangement. Happy to support".	
PA18/05993 Land to the rear of Argel Kenwyn Mr Chris Petrie Maybrook Developments	Pruning of one Ash and one Sycamore, removal of one Ash.	Trehaverne	Katie Mosley "I have had a brief chat with one of the Tree Officers and they did not see any problems with the works proposed".	Schedule 2
PA18/05935 18 Boscawen Street Lee Repsch Wilko Stores Ltd Lee Repsch Wilko Stores Ltd	Roller shutter to be fitted within soffit of entrance area to front elevation (Boscawen Street)	Boscawen	Sophie Rogers	Schedule 2
PA18/06283 Plot 4 Road Adjoining Kenwyn Church To Higher Trehaverne Kenwyn Mr Laurien Bowler Ward Williams Associates	Felling of multi stemmed Ash tree	Trehaverne	Katie Mosley "Further to previous correspondence regarding PA18/06283 - Plot 4, Land at Kenwyn - Felling of multi stemmed Ash tree, I have now had a chance to review this TPO application and have agreed with both the tree officer and the applicant that we will amend the application to 'coppicing of multi stemmed Ash tree' rather than felling.	Approval recommended of the revised application, subject to the work being carried out in accordance with BS3998:2010

Schedule 1

<p>PA18/06906 12-13 River Street Mr Paul Walsh Trespass</p>	<p>Listed building consent to fit out retail store. Installation of demountable partitions to form fitting rooms.</p>	<p>Boscawen</p>	<p>Laura Potts</p>	<p><i>Approval subject to requirements of conservation officer.</i></p>
<p>PA18/06056 12-13 River Street Mr Paul Walsh Trespass</p>	<p>Advert consent: 1 no. non illuminated fascia box sign fabricated timber panel sign and 1 no. non illuminated double sided projecting sign.</p>	<p>Boscawen</p>	<p>Laura Potts “The non-illuminated projecting sign is a timber box painted in the company colour and with lettering/logo stencil cut opal white acrylic to be applied to the fascia in vinyl.</p> <p>Shop front to be cleaned and painted.</p> <p>The signage looks acceptable from my initial look”</p>	<p>Schedule 2</p>
<p>PA18/05870 13 St Georges Road Dr Andrew Ridout</p> <p>PA18/06398</p>	<p>Change of use of basement floor from Storage to residential dwelling</p> <p>(LB) Consent for above.</p>	<p>Boscawen</p>	<p>Laura Potts</p>	<p><i>Approval recommended subject to requirements of Conservation Officer</i></p>
<p>PA18/06235 8 Lodge Drive Mr Oakland</p>	<p>Partial cedar cladding to front elevation; colour blue grey. Certificate of lawfulness for existing rear extension and outbuilding.</p>	<p>Tregolls</p>	<p>Stacey Lowe</p>	<p>Schedule 2</p>
<p>PA18/06203 61 Treyew Road Mr and Mrs Thomson</p>	<p>Extension to dwelling to provide annexe, new pitched roof to gym</p>	<p>Redannick</p>	<p>Janice Taylor</p>	<p><i>Approval subject to no sustainable objection from neighbour</i></p>

Schedule 1

PA18/06499 1 De Luci Gardens Ms K Bibby	Single storey side extension	Redannick	Janice Taylor	<i>Schedule 2</i>
PA18/06603 Llamedos Upland Crescent Mrs K Patterson	Proposed replacement rear extension and associated works.	Tregolls	Katie Mosley	<i>Schedule 2</i> <i>Chairman has declared an interest.</i>
PA18/06488 9 Trevelva Road Mrs J Murray	Replacement of existing single storey utility with internal alterations	Tregolls	Janice Taylor	<i>Approval</i>
PA18/06772 Boscorva, Kenwyn Road Mr Ben Leach	Proposal to demolish existing rear lean to kitchen, erect new rear lean to kitchen. Raised decking/terrace area to be formed around the extension	Trehaverne	Kate Mosley	<i>Approval</i>
PA18/06832 25 Higher Trehaverne Kenwyn Mr Brian Evans	Widening of existing single drop kerb to double drop kerb.	Trehaverne	Janice Taylor	<i>Approval subject to the requirements of the Highway Authority.</i>
PA18/06591 9 Trennick Row Malpas Road Ms Dawn Williams	Listed building consent application for the replacement of windows on rear of property and replacement of front and rear door.	Tregolls	Sarah Dyke	<i>Schedule 2</i>
PA18/06933 43 Carrine Road Mrs W Williams	Proposed conservatory to the rear	Trehaverne	Janice Taylor	<i>Approval subject to there being no objections from neighbours.</i>

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 9 August 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) PA18/06499 1 De Luci Gardens Ms K Bibby	Single storey side extension	Redannick	Janice Taylor	
(2) PA18/05159 The Central Bar & Steak House 18 St Mary's Street Central Bar and Restaurant Ltd	Alterations to entrance	Boscawen	Laura Potts "This application is for a new entrance to the Central Bar and Steak House (As far as I was aware it is the British Legion?). The proposal is for a new lobby area and I think this will be an improvement to the building. Its set back from the road and would offer a more attractive entrance than the current arrangement. Happy to support".	
(3) PA18/05553 26 Bosvean Gardens Kenwyn Mr and Mrs Clapp	First floor extension over garage including Juliet balcony, gallery level, dormer and associated alterations	Redannick	Janice Taylor	
(4) PA18/05935 18 Boscawen Street Lee Repsch Wilko Stores Ltd Lee Repsch Wilko Stores Ltd	Roller shutter to be fitted within soffit of entrance area to front elevation (Boscawen Street)	Boscawen	Sophie Rogers	

Schedule 2

<p>(5) PA18/05993 Land to the rear of Argel Kenwyn Mr Chris Petrie Maybrook Developments</p>	<p>Pruning of one Ash and one Sycamore, removal of one Ash.</p>	<p>Trehaverne</p>	<p>Katie Mosley "I have had a brief chat with one of the Tree Officers and they did not see any problems with the works proposed".</p>	
<p>(6) PA18/06010 4 Union Place The Rev James & Mrs James</p> <p>(7) PA18/06011</p>	<p>Extension and infill extension to rear</p> <p>(LB) Consent for above application.</p>	<p>Boscawen</p>	<p>Katie Mosley "I have requested advice from the Historic Environment department on this proposal"</p>	
<p>(8) PA18/06056 12-13 River Street Mr Paul Walsh Trespass</p>	<p>Advert consent: 1 no. non-illuminated fascia box sign fabricated timber panel sign and 1 no. non-illuminated double sided projecting sign.</p>	<p>Boscawen</p>	<p>Laura Potts "The non-illuminated projecting sign is a timber box painted in the company colour and with lettering/logo stencil cut opal white acrylic to be applied to the fascia in vinyl. Shop front to be cleaned and painted. The signage looks acceptable from my initial look"</p>	
<p>(9) PA18/06235 8 Lodge Drive Mr Oakland</p>	<p>Partial cedral cladding to front elevation; colour blue grey. Certificate of lawfulness for existing rear extension and outbuilding.</p>	<p>Tregolls</p>	<p>Stacey Lowe</p>	
<p>(10) PA18/06591 9 Trennick Row Malpas Road Ms Dawn Williams</p>	<p>Listed building consent application for the replacement of windows on rear of property and replacement of front and rear door.</p>	<p>Tregolls</p>	<p>Sarah Dyke</p>	
<p>(11) PA18/06603 Llamedos Upland Crescent Mrs K Patterson</p>	<p>Proposed replacement rear extension and associated works.</p>	<p>Tregolls</p>	<p>Katie Mosley</p>	