

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 November 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, Green Street on **THURSDAY 8 November 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 OCTOBER 2018 HAVING BEEN BEFORE COUNCIL ON 29 OCTOBER 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. **LICENSING -STREET TRADING RENEWALS**
Members to consider the Street Trading Renewals for Truro 2019. (Appendix 3)
(Please note there are more traders than pitches as they do not trade every day).

6. **PLANNING CONSULTATIONS**

Members to consider whether they wish to comment on the following consultations:

(i) Draft Housing Supplementary Planning document

Members to comment on the draft Housing Supplementary Planning document for a six-week consultation period between Friday 19th October and 5pm on 30 November 2018.

(previously circulated)

(ii) St Erme Neighbourhood Development Plan 2018 - 2030

Members to comment on the St Erme Neighbourhood Development Plan 2018-2030 (Pre-submission document) for a six-week consultation period between Monday 15th October and Sunday 25 November 2018.

(previously circulated)

7. **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.

8. **CORRESPONDENCE**

9. **DATE OF NEXT MEETING**

Thursday 6 December 2018. The agenda for the next Planning Committee to be held on Thursday 6 December 2018 will be prepared on Friday 30 November 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 29 November 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 November 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 November 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
PA18/07887 First Floor Rear 22 Lemon Street Mr Colin Cockram Cockrams Surveying	Conversion of domestic accommodation to offices.	Boscawen	Jack Bromley “I see no reason why, given that there is existing office use in the building, that the proposal should not be acceptable”.	Approval
PA18/07888	Listed building consent for above			
PA18/08195 Land Adjoining 2 Pendeen Road Mr and Mrs C Bird	Construction of dwelling	Tregolls	Jack Bromley “PA18/08195 and PA18/08883 appear to represent good examples of infill. Surrounding development is of mixed design and is densely located so the dwellings will not appear out of character”.	Schedule 2
PA18/08678 18 Chirgwin Road Mr Ian Cobb	Felling of Ash tree (T15)	Tregolls	Janice Taylor	Schedule 2
PA18/08830 13 Penwethers Crescent LiveWest Home Limited	Various work to Ash tree	Trehaverne	Katie Mosley “The Council's Tree Officer has been consulted”	Refusal on the grounds of insufficient justification and inadequate information

Schedule 1

PA18/08834 Tristan Road LiveWest Homes Limited	Dismantle Elm tree and works to Native Oak tree.	Tregolls	Katie Mosley "The Council's Tree Officer has been consulted"	Approval subject to the requirements of the Tree Officer
PA18/08894 61 Treffry Road Mr and Mrs Adams	Proposed single storey rear extension and raising of roof to provide first floor accommodation including dormer windows and velux roof lights.	Boscawen	Janice Taylor	Schedule 2
PA18/08914 Chyvounder Kenwyn Church Road Mr Michael Bradbury	Demolition of existing car port and porch and construction of 2-storey extension to existing dwelling.	Trehaverne	Janice Taylor	Approval
PA18/08883 1 Carlyon Road Mr G Snook and Ms A Clinton	Proposed new dwelling with parking and amenity space in the garden of No.1 Carlyon Road.	Trehaverne	Jack Bromley "PA18/08195 and PA18/08883 appear to represent good examples of infill. Surrounding development is of mixed design and is densely located so the dwellings will not appear out of character"	Schedule 2
PA18/08960 7 Princes Street Mrs Mark Hocking	Change of use of ground floor offices to jewellers' shop including enlargement of windows.	Boscawen	Jack Bromley	Schedule 2
PA18/08961 As Above	Listed building Consent for the above.			
PA18/09518 14 Merrick Avenue Mr David Penpraze	Various work five trees	Tregolls	Janice Taylor "Whilst I have no concerns regarding pruning of this tree to provide clearance to the adjacent building, the extent of the works has not been specified, so I will contact the applicant to provide additional information".	Approval subject to the work being done by TCC Parks Department

Schedule 1

<p>PA18/09439 1 Penair Crescent Mr Mike Bamber</p>	<p>Felling of Beech Tree</p>	<p>Tregolls</p>	<p>Katie Mosley “This originally came through as TPO application but upon registration the agent requested the application to be changed to a 5-day notice following further soil movement over the weekend following stormy weather.</p> <p>The tree was then assessed under a 5-day exception notice but it was considered that the tree’s condition was not such that the works were considered an exception and therefore it was advised that a tree works application be submitted, hence the current TPO application.</p> <p>I am not aware of any deliberate root damage but if you suspect this to be the case then it will need to be brought to the attention of the Enforcement Team.</p> <p>In the meantime I have consulted the Tree Officer for further comments following their previous advise on the exception notice”</p>	<p>Refusal due to insufficient justification for the works.</p>
<p>PA18/09100 34 Falmouth Road Mr P Sidgwick</p>	<p>Re-submission of Application No. PA17/06419 dated 6 March 2018 for the construction of dwelling.</p>	<p>Redannick</p>	<p>Jack Bromley</p>	<p>Schedule 2</p>
<p>PA18/09066 Land at The Old Abattoir Calenick Cornwall Rhosnoweth Developments Ltd</p>	<p>Residential Development for construction of 5 dwellings to include formation of new vehicular access to highway.</p>	<p>Kea parish</p>	<p>Tim Marsh</p>	<p>Schedule 2</p>

Schedule 1

<p>PA18/09198 Trennick Villas Malpas Road Mr Protheroe, Housing & Care 21</p>	<p>Demolition of existing building and the erection of 40 no. apartments for older people integrated with communal facilities, car parking and landscape works</p>	<p>Tregolls</p>	<p>Mark Ball</p>	<p>Schedule 2</p>
<p>PA18/09291 45 Tregolls Road Mrs J Tippett</p>	<p>Felling of T1 -mature common Beech with Meripilus gigentus colonising roots</p>	<p>Tregolls</p>	<p>Janice Taylor “I note that the applicant/agent has been in contact with Matthew Odgers-Brown who has recommended the felling of this tree, therefore I have no concerns regarding the proposed works and am happy for Truro City Council to suggest a preference for the replacement tree as per the list of trees provided within the application documentation”.</p>	<p>Approval and the Chairman recommends replacing the tree with an Elm.</p> <p>Note to Case Officer: Although the Elm is not on the list being recommended by the Tree Officer, none of the trees on this list are native species but the Elm is on the original Cornwall Councils list so the Chairman is wondering if an Elm would be appropriate.</p>
<p>PA18/09392 Warwick House 6 Pencarrick Close Kenwyn Mr Alex Marples</p>	<p>First floor extension above existing lounge to provide additional accommodation</p>	<p>Trehaverne</p>	<p>Janice Taylor “The proposal is for a first-floor extension above an existing single storey wing of the existing dwelling. The property sits on a large plot and is well screened from public viewpoints by the mature hedges along the boundary. The proposal should not overshadow or cause significant overlooking to the neighbouring properties. I have no major concerns regarding the proposal, subject to neighbour objections”.</p>	<p>Approval</p>

Schedule 1

PA18/09271 Devon & Cornwall Housing Kenwyn Street Mrs Maninder Kaur SEHS Global LTD	Conversion of existing commercial offices – originally purposed for Devon & Cornwall Housing Association – to provide multiple occupancy residential use (8 no. apartments).	Boscawen	Tim Marsh	Approval
PA18/09797 All Saints Vicarage Tresawls Road Truro Diocese	Various works to trees	Trehaverne	Katie Mosley	Schedule 2
PA18/09762 6 Huthnance Close Murphy	Works on three trees	Tregolls	Janice Taylor “I have requested comments from our Tree Officer regarding this one, I am not sure whether the extent of the crown reduction is excessive so wanted an expert opinion. I can forward on their comments if I receive them in good time”.	Refusal on the grounds of the works being excessive.
PA18/09134 67-68 Lemon Street Mr Danny Wallis (DW Architecture)	Demolition of open-fronted, open-backed block and stone garage unit and concrete block dividing wall between no. 67 and 68 parking areas to form a single parking area/ Resurfacing of no. 67 parking area with tarmac tying in with tarmac surface of no. 68. Relocation of telepole to boundary edge of no. 67.	Boscawen	Jack Bromley	Approval
PA18/09801 Millpool House 1 Union Place Ms Ellen Winser	Alteration and replacement extension. Raised decking to rear.	Boscawen	Janice Taylor	Schedule 2
PA18/09802	Listed building consent for above			

Schedule 1

<p>PA18/09847 5 Pengarth Close Mr D Solomon</p>	<p>Demolition of garage and formation of side extension including new detached double garage.</p>	<p>Redannick</p>	<p>Janice Taylor</p>	<p>Schedule 2</p>
<p>PA18/08700 Glynford Crescent Road Miss Barbara Brown</p>	<p>Create off-road parking by excavating area of garden. Retaining walls to be built to the rear and side of the area. Move steps to access the house and garden.</p>	<p>Redannick</p>	<p>Katie Mosley</p>	<p>Schedule 2</p>
<p>PA18/09615 Three Corners Road from Trelander Highway to Higher Condurro St Clement Mrs Melanie Bishop</p>	<p>Reserved matters application (access, appearance, landscaping, layout and scale) following approved outline application PA17/08525 dated 09/11/17 for demolition of existing house and construction of new dwellings.</p>	<p>Tregolls</p>	<p>Tim Marsh</p>	<p>Approval</p>
<p>PA18/09613 9 King Street Mr Kevin Shields (Hotel Chocolat)</p> <p>PA18/09614 (as above)</p>	<p>Installation of externally positioned air conditioning condenser units to rear, second floor flat roof area and installation of new shop front fascia and projection signage.</p> <p>Advertisement Consent to display advertisement signs, namely 1 non-illuminated fascia sign and 1 non-illuminated projecting sign.</p>	<p>Boscawen</p>	<p>Jack Bromley</p>	<p>Schedule 2</p>
<p>PA18/09819 Trennick House Truro School Trennick Lane Mr Richard Lamboll Truro School</p>	<p>Conversion of a window into a door, replacement of two fire escape doors and cladding of an external metal staircase</p>	<p>Tregolls</p>	<p>Jack Bromley "I have not yet had a chance to look at the applications in any detail. At present I can see no issues with PA18/09454 or PA18/09819. I will let you know if my position changes following further assessment".</p>	<p>Schedule 2</p>

Schedule 1

PA18/09454 Pencowl Guest House 12 Ferris Town Mr James Hore	Listed building consent to attach 4no. standard gas meter boxes to the outside wall facing St Dominic Street	Boscawen	Jack Bromley “I have not yet had a chance to look at the applications in any detail. At present I can see no issues with PA18/09454 or PA18/09819”. I will let you know if my position changes following further assessment”.	Approval subject to a Condition requiring that the meter boxes are maintained in good order, to avoid unsightly broken boxes or missing doors.
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Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 8 November 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) PA18/08883 1 Carlyon Road Mr G Snook and Ms A Clinton	Proposed new dwelling with parking and amenity space in the garden of No.1 Carlyon Road.	Trehaverne	Jack Bromley “PA18/08195 and PA18/08883 appear to represent good examples of infill. Surrounding development is of mixed design and is densely located so the dwellings will not appear out of character”	
(2) PA18/08195 Land Adjoining 2 Pendeen Road Mr and Mrs C Bird	Construction of dwelling	Tregolls	Jack Bromley – extension approved “PA18/08195 and PA18/08883 appear to represent good examples of infill. Surrounding development is of mixed design and is densely located so the dwellings will not appear out of character”.	
(3) PA18/08678 18 Chirgwin Road Mr Ian Cobb	Felling of Ash tree (T15)	Tregolls	Janice Taylor	
(4) PA18/08700 Glynford Crescent Road Miss Barbara Brown	Create off-road parking by excavating area of garden. Retaining walls to be built to the rear and side of the area. Move steps to access the house and garden.	Redannick	Katie Mosley	
(5) PA18/08894 61 Treffry Road Mr and Mrs Adams	Proposed single storey rear extension and raising of roof to provide first floor accommodation including dormer windows and velux roof lights	Boscawen	Janice Taylor	

Schedule 2

<p>(6) PA18/08960 7 Princes Street Mrs Mark Hocking</p>	<p>Change of use of ground floor offices to jewellers' shop including enlargement of windows</p>	<p>Boscawen</p>	<p>Jack Bromley</p>	
<p>(7) PA18/08961 As Above</p>	<p>Listed Building Consent for the above.</p>			
<p>(8) PA18/09066 Land at The Old Abattoir Calenick Cornwall Rhosnoweth Developments Ltd</p>	<p>Residential development for construction of 5 dwellings to include formation of new vehicular access to highway.</p>	<p>Kea Parish</p>	<p>Tim Marsh</p>	
<p>(9) PA18/09100 34 Falmouth Road Mr P Sidgwick</p>	<p>Re-submission of Application No. PA17/06419 dated 6 March 2018 for the construction of dwelling</p>	<p>Redannick</p>	<p>Jack Bromley</p>	
<p>(10) PA18/09198 Trennick Villas Malpas Road Mr Protheroe, Housing & Care 21</p>	<p>Demolition of existing building and the erection of 40 no. apartments for older people integrated with communal facilities, car parking and landscape works</p>	<p>Tregolls</p>	<p>Mark Ball</p>	
<p>(11) PA18/09613 9 King Street Mr Kevin Shields (Hotel Chocolat)</p>	<p>Installation of externally positioned air conditioning condenser units to rear, second floor flat roof area and installation of new shop front fascia and projection signage.</p>	<p>Boscawen</p>	<p>Jack Bromley</p>	
<p>(12) PA18/09614 (as above)</p>	<p>Advertisement Consent to display advertisement signs, namely 1 non-illuminated fascia sign and 1 non-illuminated projecting sign.</p>			

Schedule 2

<p>(13) PA18/09797 All Saints Vicarage Tresawls Road Truro Diocese</p>	<p>Various works to trees</p>	<p>Trehaverne</p>	<p>Katie Mosley</p>	
<p>(14) PA18/09801 Millpool House 1 Union Place Ms Ellen Winser</p> <p>(15) PA18/09802 As above</p>	<p>Alteration and replacement extension. Raised decking to rear.</p> <p>Listed building consent for the above</p>	<p>Boscawen</p>	<p>Janice Taylor</p>	
<p>(16) PA18/09819 Trennick House Truro School Trennick Lane Mr Richard Lamboll Truro School</p>	<p>Conversion of a window into a door, replacement of two fire escape doors and cladding of an external metal staircase</p>	<p>Tregolls</p>	<p>Jack Bromley "I have not yet had a chance to look at the applications in any detail. At present I can see no issues with PA18/09454 or PA18/09819. I will let you know if my position changes following further assessment".</p>	
<p>(17) PA18/09847 5 Pengarth Close Mr D Solomon</p>	<p>Demolition of garage and formation of side extension including new detached double garage.</p>	<p>Redannick</p>	<p>Janice Taylor</p>	

CONSULTEES SPREADSHEET FOR 2019

NAME	ITEMS	LOCATION	DATES
Nuala Parriss t/a Enjoy Clothing	Clothing	Pydar Street, Truro	As available
Mr Maurice Isaacs	Flowers and Plants	Pydar Street, Truro	As available
Mr P Marsh t/a Perry Marsh Pottery	Pottery	Pydar Street, Truro	As available
Ms Meechell Trewin t/a Donut Dollies	Hot Donuts and Hot Drinks	Pydar Street, Truro	As available
Robert & Jane Duncan t/a Yummy Cookies	Hot Food	Pydar Street, Truro	As available
Mr Sandor Zsunk t/a Angelato	Ice Cream	Pydar Street, Truro	As available

Andy Reed t/a Fuertefire	Hot Food	Pydar Street, Truro	As available
Kate Richards t/a Lemongrass House UK	Aromatherapy, Spa, Dog, Home Products and Accessories.	Pydar Street, Truro	As available
Russell Ferris t/a The Smoking Longhorn	Hot Food	Pydar Street, Truro	As available
Nigel Harding t/a Mobile Munchies	Hot Food	Threemilestone Industrial Estate	Jan - Dec 19 Tues - Fri
Frankie Rickard t/a Frankies	Hot Food	Next to Field Gate, Devoran	Jan - Dec 19 Tues - Sat
Ryan Kelly t/a Cornish Ices	Ice Cream	St Mawes Harbour	March - Oct 19