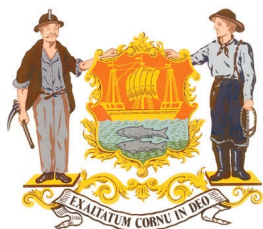


TRURO CITY COUNCIL



CITY OF TRURO
Roger Gazzard
Town Clerk

*Town Clerks Department
Municipal Buildings
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Truro TR1 2NE
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30 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 6 December 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 NOVEMBER 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**

Rocco's Gin and Retro Bar, 13 New Bridge Street

Application for recorded music (11:00 to 01:00 7 days per week; 11:00 to 03:00 New Year's Eve), and supply of alcohol (11:00 to 00:30 7 days per week; 11:00 to 03:00 New Year's Eve). Hours premises are open to the public: 11:00 to 01:00 7 days per week; 11:00 to 03:30 New Year's Eve.

6. **PLANNING GENERAL**

Langarth Farm -Councillors to consider whether they wish to comment on the following applications (Please note: Truro City Council is not a formal consultee on such applications) Details of the applications can be found on the online planning register (digital copies will be available at the meeting).

- i) Proposed foul drainage infrastructure (PA18/05648)
- ii) Surface water management (PA18/10359)

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 3 January 2019. The agenda for the next Planning Committee to be held on Thursday 3 January 2019 will be prepared on Friday 21 December 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 20 December 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 6 December 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 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 |
|---|---|-----------------|-----------------------------|--|
| PA18/10081 23 Mitchell Hill Mr Andrew McCauley | Change of use from an office B1 to a physiotherapy clinic, classification D2. | Boscawen | Jack Bromley | <p>Approval and request that the matter below is considered by Highways before a consent is issued.</p> <p>Note to Case Officer: There is a concern that the clients of the physiotherapy clinic might not be able to walk up the hill from the nearest public car park, leading to more cars stopping to drop people off and/or on-street parking in this very congested area of the town.</p> |

Schedule 1

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|--|--|--------------------------|----------------------|--|
| <p>PA18/10071 32 Highertown Lara Rigby</p> | <p>Proposed new dwelling to the rear of 32 Highertown and associated works.</p> | <p>Trehaverne</p> | <p>Jack Bromley</p> | <p>Schedule 2</p> |
| <p>PA18/10025 20 Union Place Mr and Mrs I Whitlock</p> | <p>Listed building consent for proposed conversion of existing outbuilding to shower room and new conservatory to front area</p> | <p>Boscawen</p> | <p>Janice Taylor</p> | <p>Schedule 2</p> |
| <p>PA18/10167 71 Rosedale Road Kenwyn Mrs Jill Tregunna</p> | <p>Conversion of existing garage and sunroom into self-contained annexe incorporating a small extension.</p> | <p>Trehaverne</p> | <p>Jack Bromley</p> | <p>Approval subject to there being no sustainable planning objections from neighbours and that the annexe has a functional link with the principal dwelling (i.e. the occupants should be a dependant relative(s) or be employed at the principal dwelling), as well as being tied in ownership to the owner of 71 Rosedale Road.</p> |
| <p>PA18/10116 10 Barton Meadow Kenwyn Mr R Pope</p> | <p>Proposed conversion of garage, removal of window and replace with door, steps to front of property and glass balustrade and internal alterations.</p> | <p>Redannick</p> | <p>Janice Taylor</p> | <p>Approval</p> |

Schedule 1

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|--|---|-------------------------|---|---|
| <p>PA18/10346 32 Upland Crescent Mrs S Yeo</p> | <p>Removal of dead wood and to raise the crown of a Turkey tree. Remove epicormics on a Turkey tree.</p> | <p>Tregolls</p> | <p>Neil Butler “From an initial look I don't think that the works will have an undue effect on public amenity, situated as they are in the rear garden. I will ask a tree officer regarding whether the works are good arboricultural practice though”.</p> | <p>Approval subject to the requirements of the Tree Officer</p> |
| <p>PA18/10126 4 Avondale Road Mr D Wilson</p> | <p>Proposal for single storey flat roof rear extension, loft conversion and formation of new garage to rear with new vehicle access.</p> | <p>Redannick</p> | <p>Janice Taylor</p> | <p>Schedule 2</p> |
| <p>PA18/10017 Pencowl Guest House 12 Ferris Town Ms Sharon Hore</p> | <p>Listed building consent for foundation stabilisation and crack repairs to front left-hand corner of main property following subsidence damage.</p> | <p>Boscawen</p> | <p>Jack Bromley</p> | <p>Approval subject to compliance with the requirements of the Historic Environment officers for method and materials.</p> |
| <p>PA18/09979 82 Lemon Street Benbow Group</p> <p>PA18/09980</p> | <p>Proposed shop front and internal refurbishment.</p> <p>Listed building consent for above</p> | <p>Boscawen</p> | <p>Sophie Rogers</p> | <p>Schedule 2</p> |
| <p>PA18/09951 66 St Clements Close Mr Sultan Ahmed</p> | <p>Proposed conversion of dwelling into three flats</p> | <p>Tregolls</p> | <p>Tim Marsh “My initial thoughts are that although the proposal appears to accord in principle with more general policies of the CLP and NDP, I am not sure whether it accords fully with the detailed requirements of CLP policies 12 and 16 in terms of the need to ensure a satisfactory standard of accommodation that is conducive to good the health and well-being of future residents of the proposed development”.</p> | <p>Schedule 2</p> |

Schedule 1

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|---|--|------------------|--|-------------------|
| PA18/10262 1 Manor Gardens Mrs J Webber | Holm oak (T1) reduce the crown by 3 metres. Holm oak (T2) Raise the crown by 6 metres. Cypress (T3) Raise the crown to a height of 6 metres. Cherry (T4) Reduce the crown by 1.5 metres. | Boscawen | Katie Mosley | Schedule 2 |
| PA18/09702 Trafalgar House Malpas Road Mr and Mrs A and L Sharma and Asopa | Change of use of first floor and part ground floor to dental surgery. | Tregolls | Sophie Rogers | Approval |
| PA18/09838 1 Strangways Villas Mr Craig Hammond | Listed building application for replacement of existing lower ground floor casement window with patio doors. | Redannick | Janice Taylor | Schedule 2 |
| PA18/09437 Alverton Manor Hotel Tregolls Road Lindsey Skinner The Alverton Hotel Ltd | Advertisement consent for: 01 advance directional sign, 02 hotel entrance sign (left hand side), 03 hotel entrance sign (right hand side) 03A hotel entrance sign (illuminated) 04 logo mounted above entrance, 05 post mount illuminated menu case. | Boscawen | Sophie Rogers | Schedule 2 |
| PA18/10229 Rutleigh Tregurra Lane Mr and Mrs S Rowson | Two-storey front and rear extensions | Boscawen | Janice Taylor "Relates to two storey front and rear extensions and is a resubmission of a previously approved scheme - the amended scheme includes a further first floor extension and I have no concerns regarding the proposal". | Schedule 2 |
| PA18/07199 Land at Threemilestone n/a Inox Home (WL) Limited | Outline planning permission with all matters reserved: residential development of up to 14 dwellings (use class C3) | Kenwyn | Matthew Doble "My initial comment on the application would be that if we were looking to recommend approval it would be subject to a condition requiring construction of the Langarth junction prior to works commencing on site similar to the conditions imposed on the Pollards Field site | Schedule 2 |

Schedule 1

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| | | | nearby”. | |
| PA18/10104 The Flat 63 St Clements Close Mr Sultan Ahmed | Application for removal of condition 3 in respect of decision notice PA15/09721 | Tregolls | Janice Taylor “seeks to lift a condition restricting the use of an approved annexe so that paying guests could use the annexe. I don't think the annexe is appropriate for an unrestricted dwelling therefore, perhaps a modified condition allowing paying guests and family members to use the annexe ensuring that the unit is not sold off separately may be more appropriate”. | Approval subject to the case officer's condition limiting use to paying guests and family members. |
| PA18/10303 15 Trewinnard Grove Stuart Sly | Proposed single storey rear extensions to no 15 Trewinnard Grove | Trehaverne | Janice Taylor | Approval |
| PA18/10353 4 Bishops Close Kenwyn Mr J Turnham and Mrs E Binmore | Erection of PVCU conservatory to front of property | Trehaverne | Janice Taylor | Approval subject to the conservatory having a double pitch roof with a valley junction to the porch and there being no sustainable planning objections from neighbours. |
| PA18/10566 20 Bishops Close Kenwyn Mr K Lawler | T1, Ash, re pollard | Trehaverne | Neil Butler “It's quite a wooded area so I'm not too concerned about impact on amenity. I have spoken to a tree officer who says that, although a long time since the previous pollarding, a re-pollard now should be acceptable as long as the works are undertaken in accordance with good arboricultural practice”. | Schedule 2 |

Schedule 1

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| <p>PA18/10556 St Georges Vicarage St Geroges Road Truro Diocesan Board of Finance</p> | <p>Listed building consent application for masonry repairs and replacement of foul drainage run</p> | <p>Boscawen</p> | <p>Janice Taylor</p> | <p>Approval subject to the works being carried out in accordance with the requirements of Historic Environment officers with regard to materials and method and, if possible, the new, boxed soil and vent pipe should be located behind the entrance door nib to avoid an unsightly intrusion into the sitting room.</p> |
| <p>PA18/10478 Nyewood Malpas Road Mr Lee Franklin</p> | <p>Felling of two pine trees Serve Ivy on two pine trees to reduce load Removal of limb on a pine tree</p> | <p>Tregolls</p> | <p>Neil Butler</p> | <p>Approval of works to T989, T990, T991 & T996 and a request that consideration be given to removal of dead wood from T988 rather than felling.</p> |
| <p>PA18/10462 1 Penair Crescent Mr Mike Bamber</p> | <p>Fell Beech tree</p> | <p>Tregolls</p> | <p>Neil Butler</p> | <p>Approval subject to replacement with a substantial nursery standard beech or oak.</p> |

Schedule 1

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| PA18/09805 Treyew Farm Highertown The Tregothnan Estates | Conversion of existing dwelling into three residential cottages. | Redannick | Ellis Crompton-Brown | Approval |
| PA18/10668 12 City Road Mrs Van Hinsberg | Change of use from restaurant to flat | Redannick | Ellis Crompton-Brown | Approval |
| PA18/10593 73 Lemon Street Mr Ian Hall Savills | To place 3 display cases on the south west elevation wall of the office situated in the undercover alleyway. | Boscawen | Ellis Crompton-Brown | Approval subject to no internal illumination |
| PA18/10594 | Listed building consent for above | | | |
| PA18/10301 70 Tregolls Road Mr & Mrs P Lee | Extension to dwelling and addition of Garden Room. New access to rear. | Tregolls | Neil Butler: "From a quick look I can't see any issues. The road behind the house is an unclassified road and I would point out that most of the work would likely fall within the realms of permitted development anyway". | Schedule 2 |
| PA16/11727 Langarth Farm Threemilestone Marcel Venn Inox Group & Exemplar Projects (Truro) Ltd | Modification of Section 106 agreement dated 10 July 2013 on Planning Reference PA11/06124 | Kenwyn | Matthew Doble | Schedule 2 |
| PA18/07302 Penmere and Trelyn The Crescent Mr Hesketh | Proposed extension and alterations to garages at rear of proposed development to create 2no first floor flats. | Redannick | Laura Potts | Schedule 2 |

Schedule 1

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| PA18/10866 78 Highertown Mr Richard Pearce | Proposed alterations to an existing dwelling including replacement dormers with openable glazed window/doors and a new garage. | Trehaverne | Katie Mosley | Schedule 2 |
| PA18/11078 Haulfryn 1 Pencarrick Close Kenwyn Mr & Mrs Phillips | Part demolition of existing garage and construction of extension. | Trehaverne | Janice Taylor | Schedule 2 |
| PA18/11224 31 Copes Gardens Smith | Fell Ash tree | Trehaverne | Katie Mosley | Approval subject to the agreement of the Tree Officer. |

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 6 December 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) PA18/07199 Land at Threemilestone n/a Inox Home (WL) Limited | Outline planning permission with all matters reserved: residential development of up to 14 dwellings (use class C3). | Kenwyn | Matthew Doble – “My initial comment on the application would be that if we were looking to recommend approval it would be subject to a condition requiring construction of the Langarth junction prior to works commencing on site similar to the conditions imposed on the Pollards Field site nearby”. | |
| (2) PA18/07302 Penmere and Trelyn The Crescent Mr Hesketh | Proposed extension and alterations to garages at rear of proposed development to create 2no first floor flats. | Redannick | Laura Potts | |
| (3) PA18/09437 Alverton Manor Hotel Tregolls Road Lindsey Skinner The Alverton Hotel Ltd | Advertisement consent for: 01 advance directional sign, 02 hotel entrance sign (left hand side), 03 hotel entrance sign (right hand side) 03A hotel entrance sign (illuminated) 04 logo mounted above entrance, 05 post mount illuminated menu case. | Boscawen | Sophie Rogers | |
| (4) PA18/09838 1 Strangways Villas Mr Craig Hammond | Listed building application for replacement of existing lower ground floor casement window with patio doors. | Redannick | Janice Taylor | |

Schedule 2

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|--|--|--------------------------|---|--|
| <p>(5) PA18/09951 66 St Clements Close Mr Sultan Ahmed</p> | <p>Proposed conversion of dwelling into three flats</p> | <p>Tregolls</p> | <p>Tim Marsh “My initial thoughts are that although the proposal appears to accord in principle with more general policies of the CLP and NDP, I am not sure whether it accords fully with the detailed requirements of CLP policies 12 and 16 in terms of the need to ensure a satisfactory standard of accommodation that is conducive to good the health and well-being of future residents of the proposed development”.</p> | |
| <p>(6) PA18/09979 82 Lemon Street Benbow Group</p> <p>(7) PA18/09980</p> | <p>Proposed shop front and internal refurbishment.</p> <p>Listed building consent for above</p> | <p>Boscawen</p> | <p>Sophie Rogers</p> | |
| <p>(8) PA18/10025 20 Union Place Mr and Mrs I Whitlock</p> | <p>Listed building consent for proposed conversion of existing outbuilding to shower room and new conservatory to front area</p> | <p>Boscawen</p> | <p>Janice Taylor</p> | |
| <p>(9) PA18/10071 32 Highertown Lara Rigby</p> | <p>Proposed new dwelling to the rear of 32 Highertown and associated works.</p> | <p>Trehaverne</p> | <p>Jack Bromley</p> | |
| <p>(10) PA18/10126 4 Avondale Road Mr D Wilson</p> | <p>Proposal for single storey flat roof rear extension, loft conversion and formation of new garage to rear with new vehicle access.</p> | <p>Redannick</p> | <p>Janice Taylor</p> | |
| <p>(11) PA18/10229 Rutleigh Tregurra Lane Mr and Mrs S Rowson</p> | <p>Two-storey front and rear extensions</p> | <p>Boscawen</p> | <p>Janice Taylor “Relates to two storey front and rear extensions and is a resubmission of a previously approved scheme - the amended scheme includes a</p> | |

Schedule 2

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| | | | further first floor extension and I have no concerns regarding the proposal". | |
| (12) PA18/10262 1 Manor Gardens Mrs J Webber | Holm oak (T1) reduce the crown by 3 metres. Holm oak (T2) Raise the crown by 6 metres. Cypress (T3) Raise the crown to a height of 6 metres. Cherry (T4) Reduce the crown by 1.5 metres. | Boscawen | Katie Mosley | |
| (13) PA18/10301 70 Tregolls Road Mr & Mrs P Lee | Extension to dwelling and addition of Garden Room. New access to rear. | Tregolls | Neil Butler "From a quick look I can't see any issues. The road behind the house is an unclassified road and I would point out that most of the work would likely fall within the realms of permitted development anyway". | |
| (14) PA18/10566 20 Bishops Close Kenwyn Mr K Lawler | T1, Ash, re pollard | Trehaverne | Neil Butler "It's quite a wooded area so I'm not too concerned about impact on amenity. I have spoken to a tree officer who says that, although a long time since the previous pollarding, a re-pollard now should be acceptable as long as the works are undertaken in accordance with good arboricultural practice". | |
| (15) PA18/10866 78 Highertown Mr Richard Pearce | Proposed alterations to an existing dwelling including replacement dormers with openable glazed window/doors and a new garage. | Trehaverne | Katie Mosley | |
| (16) PA18/11078 Haulfryn 1 Pencarrick Close Kenwyn Mr & Mrs Phillips | Part demolition of existing garage and construction of extension. | Trehaverne | Janice Taylor | |

Schedule 2

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|--|---|---------------|---------------|--|
| (17) PA16/11727 Langarth Farm Threemilestone Marcel Venn Inox Group & Exemplar Projects (Truro) Ltd | Modification of Section 106 agreement dated 10 July 2013 on Planning Reference PA11/06124 | Kenwyn | Matthew Doble | |
|--|---|---------------|---------------|--|