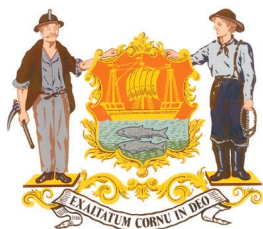


TRURO CITY COUNCIL



CITY OF TRURO
Roger Gazzard
Town Clerk

Town Clerks Department
Municipal Buildings
Boscawen Street
Truro TR1 2NE
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31 January 2019

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 7 FEBRUARY 2019 at 7.00 pm** for the transaction of the under mentioned business: -

AGENDA

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 3 JANUARY 2019 HAVING BEEN BEFORE COUNCIL ON 28 JANUARY 2019**
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)
 - (iii) Planning Decisions (Appendix 3)
5. **PLANNING CONSULTATION**
Great Western Rail Staff Association and Periphery Land (Appendix 4)
Seek Members comments on proposed disposal of land (known as Cornwall Farmers Depot) by way of freehold sale. Comments required by 27th February 2019.

6. **LANGARTH STAKEHOLDER GROUP**

Members to discuss Truro City Council representation on the group

7. **PROPOSAL TO PEDESTRIANISE BOSCAWEN STREET**

Members to consider

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 7 March 2019. The agenda for the next Planning Committee to be held on Thursday 7 March 2019 will be prepared on Friday 1 March 2019. 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 28 February 2019 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 7 February 2019

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 31 January 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
PA18/10425 Nanjizal 7 Treseders Gardens Mr Neil Holian	Application for various works on trees	Boscawen	Neil Butler “From a public amenity point of view it looks fine to me as the cuts are on the side of the property. From an arboricultural point of view, I have consulted the tree officer”.	Approval subject to works being carried out strictly in accordance with the requirements of the Forestry Officer and with BS 3998:2010.
PA18/10890 6 Trehaverne Vean Ms A Haynes	Proposed conversion and extension of garage to form one-bedroom self-contained annexe	Trehaverne	Glenn Lowe	Schedule 2
PA18/11956 14 Daniell Street Dr Nicholas Weston Smith	Install shutters to the inside of the front windows: one on the ground floor and two on the first floor. (NB. Listed Building Consent)	Redannick	Janice Taylor	Schedule 2
PA18/11022 Land Rear of Maiden Green, Threemilestone	Development of a petrol filling station (PFS) including a new sales building, underground tanks, pump island/canopy, forecourt, car parking, landscaping, boundary treatments, drainage infrastructure, associated access arrangements (including A390 junction and associated pedestrian access) and associated infrastructure (including an artificial badger sett).	Kenwyn Parish	Matthew Doble	Schedule 2

Schedule 1

<p>PA18/12019 Elm Field Kenwyn Road Mr and Mrs Mitchell</p>	<p>Use of outbuilding for annexed accommodation to be used for holiday and overspill family accommodation</p>	<p>Trehaverne</p>	<p>Scott Jenkins "I understand there is a planning history to this site which potentially still remains relevant. I have not assessed in detail yet, but happy to discuss with you closer to the committee date."</p>	<p>Approval subject to conditions tying the annexe to the main dwelling and restricting use to family members and non-paying guests.</p>
<p>PA18/11692 21 Green Close Mr & Mrs Bunoomally</p>	<p>Proposed first floor rear extension</p>	<p>Redannick</p>	<p>Katie Mosley</p>	<p>Schedule 2</p>
<p>PA18/11510 Xenia, Union Street n/a Partum Domus Ltd</p>	<p>Construction of seven dwellings</p>	<p>Boscawen</p>	<p>Ellis Crompton-Brown "In relation to this application, this is a smaller scheme than was approved in May last year. The previous planning permission was for nine apartments and this application is for seven. I note that your Councils comments in respect of the 9 apartments was for approval. Although I haven't been on site. at this stage, I don't have any significant concerns for this proposal and would look to assess it in the same way as for the previous larger application that was approved by my colleague".</p>	<p>Schedule 2 As the Chairman has declared an interest, the Vice-Chair has made this recommendation.</p>
<p>PA19/00211 Land North Of Little Newham Newham Road Newham Mr Michael Milan</p>	<p>Demolition of detached garage and erection of new dwelling and detached garage</p>	<p>Redannick</p>	<p>Ellis Crompton-Brown "My initial thoughts are that the site is in a sustainable location and would be well integrated in terms of scale, location and character. On the negative side, it is adjacent to a Grade II Listed Building so will need to respect the character and setting of the Listed Building and the views of the Councils Historic Environment team will be sought. The site has a number of trees that may be affected albeit that</p>	<p>Schedule 2</p>

Schedule 1

			they are not protected, and I will also be seeking comments from the Councils Tree Officer. In respect of other consultees, I have asked for comments from the Minerals Policy team as it is within the Mineral Safeguarding Area for Newham Heritage Quarry, Environmental Health in respect of Air Quality, the Environment Agency, Cornwall Council Highways and Natural England”.	
PA19/00267 10 Blackberry Way Ms S Ashby	Demolition of conservatory replaced with extension	Tregolls	Janice Taylor	Approval
PA19/00326 Shorton House 7 Kenwyn Gardens Mr Alan Bond	Application for works to multi-stemmed ash tree.	Trehaverne	Janice Taylor “I can confirm that this tree is located within an area Tree Preservation Order. Please continue with this application as an application for works to a tree protected by a Tree Preservation Order”	Schedule 2
PA19/00391 22 Kirby Road Mr John Rowe	Replacement of single storey extension	Trehaverne	Katie Mosley	Approval subject to there being no sustainable objections from the neighbours.
PA19/00354 13 Harrison Terrace Mrs Amanda Davies	Remodelling of an existing extension	Redannick	Janice Taylor “The proposal appears to be rebuilding an existing extension on the same footprint. It would have different fenestration, but the scale would be the same as existing. It is a small, single storey extension to the rear of the main dwelling and as it replaces an extension of a similar scale, it would have minimal impact on the character of the Truro Conservation Area”.	Schedule 2

Schedule 1

<p>PA19/00542 27 Copes Gardens Mr Turner</p>	<p>Works to two sycamore trees</p>	<p>Trehaverne</p>	<p>Janice Taylor</p>	<p>Approval subject to submission of marked up photographs giving a clear indication of the works and acceptance of the works by CC Tree Officer.</p>
<p>PA19/00532 Pencowl 12 Ferris Town Mr James Hore</p>	<p>Listed building consent to attach 5no. standard gas meter boxes to the inside face of the property's boundary wall (adjacent to St Dominic St).</p>	<p>Boscawen</p>	<p>Jack Bromley "Given that this application replaces the recent approval for 4 gas metre boxes (PA18/09454) and that Historic Environment raise no objection, I have no significant comments to make at this stage. However, I will update you if any issues arise during the process of this application".</p>	<p>Approval subject to the requirements of the Historic Environment service.</p>
<p>PA19/00442 7 Trewinnard Grove Richards</p>	<p>To fell Ash tree</p>	<p>Trehaverne</p>	<p>Janice Taylor</p>	<p>Refusal on the grounds of lack of sufficient information to properly assess the application</p>
<p>PA18/06892 Angel House 1 Infirmary Hill Mr And Mrs Cary</p>	<p>Application to display 3 no external signs</p>	<p>Boscawen</p>	<p>Sophie Rogers</p>	<p>Approval subject to the requirements of Historic environment officer.</p>

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 7 FEBRUARY 2019
SCHEDULE 2 – Applications to be considered at the Meeting.

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA18/11022 Land Rear of Maiden Green, Threemilestone	Development of a petrol filling station (PFS) including a new sales building, underground tanks, pump island/canopy, forecourt, car parking, landscaping, boundary treatments, drainage infrastructure, associated access arrangements (including A390 junction and associated pedestrian access) and associated infrastructure (including an artificial badger sett).	Kenwyn Parish	Matthew Doble	
(2) PA18/10890 6 Trehaverne Vean Ms A Haynes	Proposed conversion and extension of garage to form one-bedroom self-contained annexe	Trehaverne	Katie Mosley	
(3) PA18/11510 Xenia, Union Street n/a Partum Domus Ltd	Construction of seven dwellings	Boscawen	Ellis Crompton-Brown	
(4) PA18/11692 21 Green Close Mr & Mrs Bunoomally	Proposed first floor rear extension	Redannick	Katie Mosley	
(5) PA18/11956 14 Daniell Street Dr Nicholas Weston Smith	Install shutters to the inside of the front windows: one on the ground floor and two on the first floor. (NB. Listed Building Consent)	Redannick	Janice Taylor	

Schedule 2

(6) PA19/00211 Land North Of Little Newham Newham Road Newham Mr Michael Milan	Demolition of detached garage and erection of new dwelling and detached garage	Redannick	Ellis Crompton-Brown	
(7) PA19/00326 Shorton House 7 Kenwyn Gardens Mr Alan Bond	Application for works to multi-stemmed ash tree.	Trehaverne	Janice Taylor "I can confirm that this tree is located within an area Tree Preservation Order. Please continue with this application as an application for works to a tree protected by a Tree Preservation Order"	
(8) PA19/00354 13 Harrison Terrace Mrs Amanda Davies	Remodelling of an existing extension	Redannick	Janice Taylor	

APPENDIX 3

TRURO CITY COUNCIL

February 2019

To: The Mayor (Councillor Ms. L Southcombe)
The Deputy Mayor (Councillor Smith)
and all members of the **PLANNING COMMITTEE**

PLANNING DECISIONS

I would draw the attention of the Committee to the following Planning Decisions received from Cornwall Council, which **differed from recommendations made by this Committee:**

Application No.	Development & Location	City Council	Cornwall Council
PA18/10301	Extension to dwelling and addition of Garden Room. New access to rear. 70 TREGOLLS ROAD	Unanimous refusal recommended – 7 December 2018 This was on the grounds of inappropriate design and scale. Members invited the applicant to submit a new application with a design that is more appropriate in appearance and a reduction of the scale of the garden room.	Approved with conditions – 16 January 2019 In response to a 5-day householder protocol Truro City Council signalled their wish to take the application to planning committee. Application was approved on conditions set out in the report (as per below) and a site visit was undertaken with the local member for Truro and representatives of the Truro planning committee. It was decided onsite that if the garden room was moved 50cm back away from the rear fence, thus allowing for more foliage to naturally grow up and soften the visual impact. The local member for Truro signalled that they would not wish to take the proposal to full planning committee. Conditions 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004). 2. The development hereby permitted shall be carried out in accordance with the plans listed

APPENDIX 3

			<p>below under the heading "Plans Referred to in Consideration of this Application".</p> <p>Reason: For the avoidance of doubt and in the interests of proper planning.</p> <p>3. The development hereby permitted shall only be used for purposes incidental to the enjoyment of the dwelling house as such known as 70 Tregolls Road, Truro, Cornwall, TR1 1LD.</p> <p>Reason: In the interests of the residential amenities of the occupiers of neighbouring properties in accordance with paragraph 127 of the National Planning Policy Framework.</p> <p>4 Notwithstanding details shown on any approved plans, surface water run off from the development hereby permitted shall not drain to the sewer, but shall instead be disposed of via an infiltration system in accordance with infiltration guidance in BRE 365 or CIRIA 156 using a 10-year return period design standard, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure flood risk is not increased elsewhere in accordance with the aims and intentions of paragraph 163 of the National Planning Policy Framework and Policy 26 of the Cornwall Local Plan</p>
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Proposed Property Disposal

Application by Network Rail Infrastructure Limited to dispose of land in accordance with the Land Disposal Condition of the Network Licence

1. Site	
Site location and description	Land and property known as the Cornwall Farmers Depot, situated immediately adjacent to & North West of Truro Station TR1 3HH. The site comprises approximately 1.6ha (4 Acres) and is leased to Cornwall Farmers until December 2038. Cornwall Farmers have not used the property themselves for many years & over 3 years ago sublet it for standard warehouse use. The siding serving the property is in disrepair, has not been used for over 12 years, has been clipped out of use, & network change has been approved removing it from the Sectional Appendix. The other sidings around the station, the MDU and other station & rail operations are unaffected.
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<ol style="list-style-type: none"> 1. Aerial Photograph locating the site. 2. Sale plan No 6279366. The disposal site is labelled & shaded blue. Also shown on the plan are the adjacent MDU office, maintenance storage area, sidings, station & carpark and level crossing.
Clearance Ref:	CR/32756 Business Clearance dated 10-11-2017 (Certificate No 42575) Technical Clearance dated 15-12-2017 (Certificate No 42931)
Project No.	153675
Ordnance survey coordinates	X : 181419 Y : 44928 Map ref: SW 814449 Post Code: TR1 3HH
Details of attached photographs (as required)	There are 4 photographs attached in Appendix 2;-
2. Proposal	
Type of disposal	Freehold sale or long leasehold sale
Proposed party taking disposal	Subject to receiving LC7 consent, marketing agents will be instructed, and a purchaser selected.

Proposed use / scheme	Residential led development for 100 new homes. A new dedicated access will serve the site & reduce the use of the level crossing.
Access arrangements to / from the disposal land	The site is presently accessed over the existing level crossing. To reduce the use of the level crossing and provide a suitable route in to the proposed development, a new access and road will be created off Dobbs Lane, which forms the western boundary of the site. Dobbs Lane is approximately 12 meters higher than the main plateau level of the site. The Council have been consulted and are supportive of the new access solution, on condition that it only serves the residential traffic & there is no vehicular connection to the station. The new route will however provide new pedestrian & cycle links to the station, and beyond.
Replacement rail facilities (if appropriate)	N/A
Anticipated rail benefits	The new access will reduce the use of the existing level crossing, by removing all of the Cornwall Farmers related HGV & light traffic. The new access will also provide a new pedestrian & cycle link to the station from the west. There will still remain sufficient land for rail uses including passenger car parking and potential new freight use.
Anticipated non-rail benefits	A capital receipt for Network Rail for reinvestment in the railway and providing a significant contribution to the DfT housing target. Improved connectivity to the station, and the town centre from the west. The improvement and uplift to the Highertown area of Truro.

3. Timescales

Comments on timescales	Business & technical clearances have been granted. Network Change has been achieved, and initial designs and highways impact analysis of the new access have Council support. The Cornwall Council have confirmed positive advice on the Pre-application submission including the proposed Highway & access solution. Following LC7 consent the site will be marketed, & a sale is anticipated to be secured during 2020.
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4. Railway Related Issues

History of railway related use	Historically the site accommodated principally engine sheds & stabling, but since the mid 1970s has been let to Cornwall Farmers who operated an animal feed, fertilizer and farmers supplies business. The premises are presently used for general warehousing relying entirely on road transport. The siding has not been used for over 12 years and has been clipped out of use. Network Change was completed in early March 2018.
When last used for railway related purposes	Cornwall Farmers have leased the property since 1975 & stopped using the siding over 12 years ago.
Any railway proposals affecting the site since that last relative use	There are no known rail related proposals for the site. Both the NR Route & NR Freight businesses are fully aware of our proposals.
Impact on current railway related proposals	None.
Potential for future railway related use	This project has been discussed at Western Route RSPG and directly with NR's Freight Property & NR's Freight Operations and no future rail related uses have been identified for the land. Notwithstanding this a Study has been completed identifying how potential future expansion of carparking & local freight use, can be accommodated without this site. Adjacent NR ownerships and land uses will be unaffected by this disposal.
Any closure or station change or network change related issues	No. The site already has already received Network Change approval on 6 March 2018. The proposed new pedestrian & cycle links from the west will not require Station Change.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	There will be a beneficial effect on rail related access as the new Dobbs Lane access will remove the traffic serving the site from the level crossing.

<p>Position as regards safety / operational issues on severance of land from railway</p>	<p>The disposal includes arrangements under which the purchaser will install new boundary fencing along the railway, and between other NR retained land. All works relating to this will be approved by Network Rail and will be undertaken with the appropriate engineering / asset protection measures in place.</p> <p>Traffic using the existing level crossing will be reduced by this proposal.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p>
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5. Planning History and Land Contamination

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>There are no current, active or pending planning permissions for the site. Recent pre-application advice from Cornwall Council is supportive of residential development on the site.</p> <p>The Pre-application advice also confirms support for removing the general allocation of "rail use" on the site within the Neighbourhood Plan for the site. The purchaser will be responsible for removing this "rail use" allocation as part of their planning process.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>A desktop geotechnical & contamination study has been undertaken which given the past railway & other uses of the site advises intrusive site investigation works will be necessary to identify remediation measures that will need to be put in place.</p> <p>It also considers that it is unlikely that the site would be classified as Contaminated Land under Part 2A of the EPA 1990.</p> <p>Prior to any future development an intrusive ground and ecology survey will be required as part of any planning submission. The purchaser/developer will undertake any required remediation work.</p>

6. Local Authorities	
Names & Email Addresses:	Jonathan Molloy, Property Strategy Manager, Commercial Services, Customer and Support Services, Cornwall Council. 01872 327063. jonathan.molloy@cornwall.gov.uk
Local Transport Authorities:	Huw Gibbon, Principal Development Officer (Highways), Cornwall Council, Planning and Sustainable Development. 01209 614159 hgibbon@cornwall.gov.uk
Other Relevant Local Authorities:	Truro City Council, Municipal Buildings, Boscawen Street, Truro, TR1 2NE: 01872 274766 : info@truro.gov.uk Mr Roger Gazzard: Town Clerk's Department
7. Internal approval to consult	
Recommendation:	By proceeding to consult I am: <ul style="list-style-type: none"> recommending that Network Rail consults on the terms of disposal confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.
8. Consultations	
Internal consultation	Business Clearance, Technical clearance & Network Change have been obtained. No future railway related proposals have been identified. A strategic & specific freight study for Cornwall & Truro has been undertaken, and is supported by both Freight Operations and Cornwall Council.
Summary of position as regards external consultations	To be completed on conclusion of this consultation.

<p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>To be completed on conclusion of this consultation. *[not applicable] *[Commentary to be provided as regards: - unresolved objections; - steps undertaken towards seeking resolution; - reasons why it is appropriate for application to be presented to ORR for decision while objections remain unresolved] *delete / draft as necessary</p>
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9. Internal approval to dispose

<p>Recommendation:</p>	<p>Based on the above, I recommend that Network Rail proceeds with the disposal</p>	
<p>Declaration:</p>	<p>I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions</p>	
<p>Proposer's name: Dominic Browne</p>	<p>Proposer's job title: Senior Development Surveyor</p>	
<p>Signed.....</p>	<p>Date.....</p>	
<p>Authorised by (name): Tim Dickinson</p>	<p>Authoriser's job title: Head of Residential Development</p>	
<p>Signed.....</p>	<p>Date.....</p>	

APPENDIX 1 – LOCATION

Aerial Photograph showing Cornwall Farmers existing property



Site Plan



APPENDIX 2 – PHOTOGRAPHS

General view of the Cornwall Farmers premises from the footbridge near the western end of the Platforms



View of the adjacent MDU offices from footbridge near the western end of the Platforms



View from the footbridge looking East towards the station showing the newly improved passenger parking, sidings & NR informal storage.



Level crossing access to the passenger car park, NR MDU/storage and existing Cornwall Farmers premises. A new access from the West will be provided to the new development on the Cornwall Farmers site.

