

TRURO CITY COUNCIL



CITY OF TRURO
Roger Gazzard
Town Clerk

Town Clerks Department
Municipal Buildings
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30 May 2019

To: The Mayor (Councillor R J Smith)
The Deputy Mayor (Cllr B Biscoe)
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 **TRURO COMMUNITY LIBRARY (FIRST FLOOR TRAINING ROOM), UNION PLACE** on
THURSDAY 6 JUNE 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 2 MAY 2019 HAVING BEEN BEFORE COUNCIL ON 20 MAY 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)
5. **NEIGHBOURHOOD PLANS**
To consider commenting on the St Clement Parish Neighbourhood Development Plan, the consultation period for which runs until 19 June 2019. Link circulated prior to the meeting. Please note this is a pre-submission and therefore we are not currently consultees on this.

6. **TRURO CONSERVATION AREA ADVISORY COMMITTEE**

(Appendix 3)

(i) **Constitution and Membership**

Further to Minute 398 (page 216, 04.04.19), Members to consider a draft constitution and membership.

(ii) **Appointment of Representative from the Council to the Truro Conservation Area Advisory Committee**

Further to Adjourned Council (20.04.19), Members to appoint a representative to sit on the above committee.

7. **LANGARTH STAKEHOLDER GROUP**

Chairman to report

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 4 July 2019. The agenda for the next Planning Committee to be held on 4 July 2019 will be prepared on Friday 28 June 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 27 June 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 6 JUNE 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 30 May 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
PA19/01885 23 Daniell Street Mrs L Alexa-Smith	Listed building consent for refurbishment.	Redannick	Janice Taylor: The application is for the retention of refurbishment works to a Grade II Listed Building, I have asked for advice from our Historic Environment Officer and will pass it on to you if I receive it before your meeting.	Schedule 2
PA19/02479 Land at Boscawen Park Mr Mark Jadav	Erection of a steel building with a timber rainscreen to act as a boat store for Truro Canoe Club (re-submission of planning application after the previous decision PA14/06611).	Tregolls	Tim Marsh:	Schedule 2
PA19/02700 9 Lower Redannick Mr and Mrs K Tregunna	Proposed demolition and re-building of existing bungalow featuring loft conversion and parking to the front.	Redannick	James Moseley: I have not been out on site yet, but from the plans it appears the changes resulting from the application will be fairly minimal; I am likely therefore to be supportive. However, this is only taken from an initial look at the plans, and I shall need to confirm following a more in depth assessment on site.	Schedule 2
PA19/03163 6 Walsingham Place Mr William Spencer Woods	Listed building consent for the installation of fibre optic broadband	Boscawen	Camellia Bullingham: The application appears reasonable however I am awaiting a response from the Historic Environment Team, these comments will form the basis of my decision on this application.	Schedule 2

Schedule 1

<p>PA19/03254 Land at Trevithick Road Michael Williams Addington Fund</p>	<p>Outline planning for one residential dwelling with some matters (appearance, landscaping, layout and scale) reserved</p>	<p>Boscawen</p>	<p>Martin Woodley: I went on site to review this application this morning and placed the site notice. The outline application has been submitted following a recent positive pre-application enquiry where the principle was supported. The key constraints and issues focus on the impact on the existing trees on and adjoining the site – several of which are protected by a TPO. Feedback comments from the Council's Forestry Officer will be crucial on this one but at this stage the feasibility layout indicates that a dwelling could be sited outside identified tree protection zones with access and a reasonable area of private amenity space. With such matters as the scale, appearance and final layout being reserved for future consideration as the application is in outline only, it is difficult to assess the impact on neighbours. However, having seen the site there would appear to be scope for satisfactory separation between the existing dwellings and a proposal on site in principle.</p>	<p>Schedule 2</p>
<p>PA19/03267 39 Bosvean Gardens Mr M Vanes</p>	<p>Proposed single storey extensions to front and rear of dwelling with lean-to roof.</p>	<p>Redannick</p>	<p>Camellia Bullingham:</p>	<p>Schedule 2</p>

Schedule 1

<p>PA19/03383 Brewery Newham Road Mrs Steve Skinner Skinner Brewing Co</p>	<p>Siting of 2no. grain/bins silos in the rear storage yard.</p>	<p>Redannick</p>	<p>James Moseley:</p>	<p>Approval recommended although the cladding seems unnecessary as the simple functional appearance of the silos seems quite acceptable and appropriate.</p>
<p>PA19/03392 6 Kenwyn Gardens Mr Ian Macfarlane</p>	<p>Works to trees. Subject to a TPO.</p>	<p>Trehaverne</p>	<p>Samuel Fuller: The main assessment for whether the works are appropriate shall be made by our forestry officer. They have been consulted and shall upload comments in due course.</p>	<p>Approval recommended subject to replacement planting in accordance with the requirements of the Tree Officer.</p>
<p>PA19/03408 25 Tinney Drive Miss Harriet Parkin</p>	<p>Construction of a garage with loft room and enlargement of existing balcony.</p>	<p>Tregolls</p>	<p>Janice Taylor:</p>	<p>Schedule 2</p>
<p>PA19/03650 47 Treworder Road Mr and Mrs T Winnan</p>	<p>Dormer window extension and attic conversion.</p>	<p>Redannick</p>	<p>Janice Taylor: The proposal follows on from a previous approval for a ground floor extension to the rear of the main dwelling. At the time a flat roofed dormer extension was proposed and this element of the scheme was removed from the previous application. I was shown alternative designs prior to the submission of this current application and considered that the scheme that is now submitted was the preferred option. I understand that the applicant or agent also discussed the proposal with a member of Truro City Council prior to the submission of this application who also considered this the preferred option.</p>	<p>Schedule 2 (Councillor has declared an interest)</p>

Schedule 1

<p>PA19/03694 3 Ferris Town Mr and Mrs Manico</p>	<p>Listed Building Consent for re-rendering area of front elevation.</p>	<p>Boscawen</p>	<p>Claire Broughton: I haven't been to the site or assessed the situation yet but cannot see any problems provided the Historic Environment Officer has no objections and subject to the details of the render.</p>	<p>Approval recommended subject to requirements of the Conservation Officer regarding correct materials and workmanship and agreement on the extent of the re-rendering which may need to be greater than indicated on the drawing.</p>
<p>PA19/03677 2 Trewinnard Court Mr I Lewis</p>	<p>Norway Spruce (T1) – fell because of poor form with split leader and thin lower crown, plus ten degree lean towards neighbouring property, adding to owner's concerns. Incongruous mix with surrounding broadleaved sycamore and ash. Currently suppressing adjacent native ash tree. Replace with one 1.8m small-leaved lime in similar position.</p>	<p>Trehaverne</p>	<p>Niamh Ashworth: I will consult with one of our Tree Advocates and get back to you with some comments.</p>	<p>Approval recommended subject to confirmation from Cornwall Council's Tree Officer that felling and replacement are appropriate.</p>
<p>PA19/03679 Dental Lab 30 River Street Mr J Bryant</p>	<p>Change of use from B1 Office to Sui generis tattoo studio.</p>	<p>Boscawen</p>	<p>Claire Broughton: I've not been to the site as yet but do not foresee any issues at this stage.</p>	<p>Schedule 2</p>
<p>PA19/03771 4 Kenwyn Street Davis RAL Ltd</p>	<p>Advertisement consent for 5no. fascia signs powder coated folded aluminium panel with vinyl graphics; 2 no. fascia signs powder coated folded aluminium panel with halo illuminated letters and 1 no. panel mounted projecting sign with pelmet illumination.</p>	<p>Redannick</p>	<p>Niamh Ashworth:</p>	<p>Schedule 2</p>
<p>PA19/03777 5 Frances Street Mr J Wood</p>	<p>Change of use of former beauty salon (sui generis) on first floor to residential flat.</p>	<p>Boscawen</p>	<p>James Moseley: This has only just come through, so haven't visited or fully assessed yet. I note the application is only a change of use, and the design statement confirms there are no physical external changes.</p>	<p>Approval recommended</p>

Schedule 1

<p>PA19/04021 31 Bosvean Gardens Mr and Mrs Mitchell</p>	<p>Proposed construction of attached garage.</p>	<p>Redannick</p>	<p>Janice Taylor: As you may know this site was approved on appeal for the construction of a two storey dwelling. It is noted that originally, the proposal included the garage now proposed but this was omitted when the appeal was submitted. I have read through the appeal inspectors statement and can find no comments relating to previously submitted plans. Therefore, I do not consider that the proposal for the garage extension would be significantly contentious, however, I am aware of the issues and history relating to this site.</p>	<p>Schedule 2</p>
<p>PA19/04102 194 Bodmin Road Mr and Mrs S Knowles</p>	<p>Construction of a balcony</p>	<p>Boscawen</p>	<p>Stacey Lowe: The site is well screened by existing trees along the boundary. Although the property is situated higher than the road, the proposed balcony would not be highly conspicuous. There is already a degree of overlooking from the dormer however a site visit will be undertaken to ensure the proposal would not cause any significant additional overlooking impact. Overall I would support the application subject to no overlooking impacts.</p>	<p>Schedule 2</p>

Schedule 1

PA19/04276 2 Moresk Gardens Mr James	Oak and Eucalyptus	Boscawen	Camellia Bullingham:	Approval recommended subject to the requirements of the Tree Officer.
PA19/04277 Greenbank, Agar Road Mr Sellwood	Copper Beech – remove the overhanging limbs from the house side of the tree, the tree is touching the building, and the garden/house have minimal light coming in due to the tree	Boscawen	Camellia Bullingham:	Approval recommended subject to the requirements of the Tree Officer.
PA19/03050 16 Trehaverne Vean Mr Ian Fitzgerald	Application for works to a tree subject to a tree preservation order – Works to a Horse Chestnut.	Trehaverne	Camellia Bullingham: As this is a tree application I am awaiting a consultee response from the tree officer who will inform the decision.	Approval recommended subject to the works being carried out to BS 3998:2010 and in accordance with the requirements of the Tree Officer.
PA19/04296 Unit 3 Nalders Court, Pydar Street Miss V Thompson	Prior Approval (Class C) for change of use from retail (Use Class A1) to licensed café (Use Class A3)	Boscawen	Camellia Bullingham:	Approval recommended
PA19/04288 2 Chirgwin Road Mr and Mrs Worthington	Rear single storey extension	Tregolls	Camellia Bullingham:	Schedule 2
PA19/04499 64 Daniell Road Mr and Mrs Amran	Demolition of existing detached dwelling and replacement with new 2 storey 4 bedroomed detached house and integral garage.	Redannick	Tim Marsh: The proposal appears to be acceptable in principle although I have yet to visit the site and will need to make a detailed assessment before reaching a firm conclusion.	Schedule 2

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 6 JUNE 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) PA19/03650 47 Treworder Road Mr and Mrs T Winnan	Dormer window extension and attic conversion.	Redannick	Janice Taylor: The proposal follows on from a previous approval for a ground floor extension to the rear of the main dwelling. At the time a flat roofed dormer extension was proposed and this element of the scheme was removed from the previous application. I was shown alternative designs prior to the submission of this current application and considered that the scheme that is now submitted was the preferred option. I understand that the applicant or agent also discussed the proposal with a member of Truro City Council prior to the submission of this application who also considered this the preferred option.	Councillor Vella (Chairman) has declared an interest.
(2) PA19/01885 23 Daniell Street Mrs L Alexa-Smith	Listed building consent for refurbishment	Redannick	Janice Taylor: The application is for the retention of refurbishment works to a Grade II Listed Building, I have asked for advice from our Historic Environment Officer and will pass it on to you if I receive it before your meeting.	
(3) PA19/02479 Land at Boscawen Park Mr Mark Jadav	Erection of a steel building with a timber rainscreen to act as a boat store for Truro Canoe Club (re-submission of planning application after the previous decision PA14/06611).	Tregolls	Tim Marsh:	

Schedule 2

<p>(4) PA19/02700 9 Lower Redannick Mr and Mrs K Tregunna</p>	<p>Proposed demolition and re-building of existing bungalow featuring loft conversion and parking to the front.</p>	<p>Redannick</p>	<p>James Moseley: I have not been out on site yet, but from the plans it appears the changes resulting from the application will be fairly minimal; I am likely therefore to be supportive. However, this is only taken from an initial look at the plans, and I shall need to confirm following a more in depth assessment on site.</p>	
<p>(5) PA19/03163 6 Walsingham Place Mr William Spencer Woods</p>	<p>Listed Building Consent for the installation of fibre optic broadband</p>	<p>Boscawen</p>	<p>Camellia Bullingham: The application appears reasonable however I am awaiting a response from the Historic Environment Team, these comments will form the basis of my decision on this application.</p>	
<p>(6) PA19/03254 Land at Trevithick Road Michael Williams Addington Fund</p>	<p>Outline for one residential dwelling with some matters (appearance, landscaping, layout and scale) reserved.</p>	<p>Boscawen</p>	<p>Martin Woodley: I went on site to review this application this morning and placed the site notice. The outline application has been submitted following a recent positive pre-application enquiry where the principle was supported. The key constraints and issues focus on the impact on the existing trees on and adjoining the site – several of which are protected by a TPO. Feedback comments from the Council’s Forestry Officer will be crucial on this one but at this stage the feasibility layout indicates that a dwelling could be sited outside identified tree protection zones with access and a reasonable area of private amenity space. With such matters as the scale, appearance and final layout being reserved for future consideration as the application is in outline only, it is difficult to assess the impact on neighbours. However, having seen the site there would appear to be scope for satisfactory separation between the existing dwellings and a proposal on site in principle.</p>	

Schedule 2

<p>(7) PA19/03267 39 Bosvean Gardens Mr M Vanes</p>	<p>Proposed single storey extensions to front and rear of dwelling with lean-to roof.</p>	<p>Redannick</p>	<p>Camellia Bullingham:</p>	
<p>(8) PA19/03408 25 Tinney Drive Miss Harriet Parkin</p>	<p>Construction of a garage with loft room and enlargement of existing balcony.</p>	<p>Tregolls</p>	<p>Janice Taylor:</p>	
<p>(9) PA19/03679 Dental Lab 30 River Street Mr J Bryant</p>	<p>Change of use from B1 Office to Sui generis tattoo studio</p>	<p>Boscawen</p>	<p>Claire Broughton: I've not been to the site as yet but do not foresee any issues at this stage.</p>	
<p>(10) PA19/03771 4 Kenwyn Street Davis RAL Ltd</p>	<p>Advertisement consent for 5no. fascia signs powder coated folded aluminium panel with vinyl graphics; 2no. fascia signs powder coated folded aluminium panel with halo illuminated letters and 1 no. panel mounted projecting sign with pelmet illumination.</p>	<p>Redannick</p>	<p>Niamh Ashworth:</p>	
<p>(11) PA19/04021 31 Bosvean Gardens Mr and Mrs Mitchell</p>	<p>Proposed construction of attached garage</p>	<p>Redannick</p>	<p>Janice Taylor: As you may know this site was approved on appeal for the construction of a two storey dwelling. It is noted that originally, the proposal included the garage now proposed but this was omitted when the appeal was submitted. I have read through the appeal inspectors statement and can find no comments relating to previously submitted plans. Therefore, I do not consider that the proposal for the garage extension would be significantly contentious, however, I am aware of the issues and history relating to this site.</p>	

Schedule 2

<p>(12) PA19/04102 194 Bodmin Road Mr and Mrs S Knowles</p>	<p>Construction of a balcony</p>	<p>Boscawen</p>	<p>Stacey Lowe: The site is well screened by existing trees along the boundary. Although the property is situated higher than the road, the proposed balcony would not be highly conspicuous. There is already a degree of overlooking from the dormer however a site visit will be undertaken to ensure the proposal would not cause any significant additional overlooking impact. Overall I would support the application subject to no overlooking impacts.</p>	
<p>(13) PA19/04288 2 Chirgwin Road Mr and Mrs Worthington</p>	<p>Rear single storey extension</p>	<p>Tregolls</p>	<p>Camellia Bullingham:</p>	

Schedule 2

<p>(14) PA19/04305 16 Daniell Road Andrew and Alison Crisp</p>	<p>Construction of a single storey rear extension and conversion of loft space to create additional living accommodation.</p>	<p>Redannick</p>	<p>Jeremey Content: I have just received the application myself so have not had the opportunity to visit the site, which I will do next week. Initial examination of the plans raised no concerns, neighbour amenity in terms of overbearing, overshadowing and privacy would be maintained. The timber clad rear extension should have limited impact on the character of the Conservation Area, I will confirm this during my visit. I have asked the agent for clarification that the proposed extension will not be attached to the neighbour's existing rear extension and I am awaiting a response. If anything new arises from my visit I will let you know.</p> <p>The submitted plans are unclear as to whether the extension will be attached to the neighbour so I questioned this with the agent. The agent has confirmed that the extension will be attached. Unfortunately the agent completed Certificate A on the application form when it should have been Certificate B due to being attached to a building outside the applicant's ownership. This has the effect of making the current application invalid. The agent will submit a revised application form and the application will be made valid on receipt. In the mean-time can the City Council please not consider the application and I will reconsult you when the application is valid. I will also reconsult neighbours.</p>	
<p>(15) PA19/04499 64 Daniell Road Mr and Mrs Amran</p>	<p>Demolition of existing detached dwelling and replacement with new 2 storey 4 bedroomed detached house and integral garage.</p>	<p>Redannick</p>	<p>Tim Marsh: The proposal appears to be acceptable in principle although I have yet to visit the site and will need to make a detailed assessment before reaching a firm conclusion.</p>	

Truro Conservation Area Advisory Committee (TCAAC)

Committee Members

Chairman of Planning Committee: Councillor Vella

Vice Chairman of Planning Committee: Councillor Webb

A Representative of the Planning Committee:

Mayor of Truro City Council (ex-officio): Councillor Smith

Deputy-Mayor (ex-officio): Councillor Biscoe

A representative of the RICS: by invitation (previously James Bright)

A representative of the RIBA: by Invitation (previously Maurice Vella)

A representative of the Civic Society: (previously Councillor Mrs Carlyon, appointed by Planning Committee) by invitation Daphne Worraker if Cllr Mrs Carlyon is appointed to represent the Planning Committee.

Independent historic buildings consultant: By invitation Eric Berry

A representative of Cornwall Council: By invitation Nick Cahill

When

Once a month on the Tuesday before the Planning Committee Meeting at 10.30 a.m.

Where

Truro City Council

Temporarily at

Truro Library

Union Place

Truro

TR1 1EP

Purpose

To act in an advisory capacity to the Planning Committee on applications within the Conservation Area. The Committee is a sub-committee of the Planning Committee but is an advisory body only; it is not a statutory consultee.

Recommendations from the TCAAC will also be submitted to Cornwall Council and considered independently as a “public comment”.