

# TRURO CITY COUNCIL



**CITY OF TRURO**  
Roger Gazzard  
Town Clerk

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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](mailto: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 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
<b>(1) PA19/03650</b> <b>47 Treworder Road</b> <b>Mr and Mrs T Winnan</b>	Dormer window extension and attic conversion.	<b>Redannick</b>	<b>Janice Taylor:</b> 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.
<b>(2) PA19/01885</b> <b>23 Daniell Street</b> <b>Mrs L Alexa-Smith</b>	Listed building consent for refurbishment	<b>Redannick</b>	<b>Janice Taylor:</b> 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.	
<b>(3) PA19/02479</b> <b>Land at Boscawen Park</b> <b>Mr Mark Jadav</b>	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).	<b>Tregolls</b>	<b>Tim Marsh:</b>	

# Schedule 2

<p><b>(4) PA19/02700</b>  <b>9 Lower Redannick</b>  <b>Mr and Mrs K Tregunna</b></p>	<p>Proposed demolition and re-building of existing bungalow featuring loft conversion and parking to the front.</p>	<p><b>Redannick</b></p>	<p><b>James Moseley:</b> 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><b>(5) PA19/03163</b>  <b>6 Walsingham Place</b>  <b>Mr William Spencer Woods</b></p>	<p>Listed Building Consent for the installation of fibre optic broadband</p>	<p><b>Boscawen</b></p>	<p><b>Camellia Bullingham:</b> 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><b>(6) PA19/03254</b>  <b>Land at Trevithick Road</b>  <b>Michael Williams</b>  <b>Addington Fund</b></p>	<p>Outline for one residential dwelling with some matters (appearance, landscaping, layout and scale) reserved.</p>	<p><b>Boscawen</b></p>	<p><b>Martin Woodley:</b> 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>	

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<p><b>(7) PA19/03267</b>  <b>39 Bosvean Gardens</b>  <b>Mr M Vanes</b></p>	<p>Proposed single storey extensions to front and rear of dwelling with lean-to roof.</p>	<p><b>Redannick</b></p>	<p><b>Camellia Bullingham:</b></p>	
<p><b>(8) PA19/03408</b>  <b>25 Tinney Drive</b>  <b>Miss Harriet Parkin</b></p>	<p>Construction of a garage with loft room and enlargement of existing balcony.</p>	<p><b>Tregolls</b></p>	<p><b>Janice Taylor:</b></p>	
<p><b>(9) PA19/03679</b>  <b>Dental Lab 30 River Street</b>  <b>Mr J Bryant</b></p>	<p>Change of use from B1 Office to Sui generis tattoo studio</p>	<p><b>Boscawen</b></p>	<p><b>Claire Broughton:</b> I've not been to the site as yet but do not foresee any issues at this stage.</p>	
<p><b>(10) PA19/03771</b>  <b>4 Kenwyn Street</b>  <b>Davis RAL Ltd</b></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><b>Redannick</b></p>	<p><b>Niamh Ashworth:</b></p>	
<p><b>(11) PA19/04021</b>  <b>31 Bosvean Gardens</b>  <b>Mr and Mrs Mitchell</b></p>	<p>Proposed construction of attached garage</p>	<p><b>Redannick</b></p>	<p><b>Janice Taylor:</b> 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>	

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<p><b>(12) PA19/04102</b> <b>194 Bodmin Road</b> <b>Mr and Mrs S Knowles</b></p>	<p>Construction of a balcony</p>	<p><b>Boscawen</b></p>	<p><b>Stacey Lowe:</b> 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><b>(13) PA19/04288</b> <b>2 Chirgwin Road</b> <b>Mr and Mrs Worthington</b></p>	<p>Rear single storey extension</p>	<p><b>Tregolls</b></p>	<p><b>Camellia Bullingham:</b></p>	

# Schedule 2

<p><b>(14) PA19/04305</b>  <b>16 Daniell Road</b>  <b>Andrew and Alison Crisp</b></p>	<p>Construction of a single storey rear extension and conversion of loft space to create additional living accommodation.</p>	<p><b>Redannick</b></p>	<p><b>Jeremey Content:</b> 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><b>(15) PA19/04499</b>  <b>64 Daniell Road</b>  <b>Mr and Mrs Amran</b></p>	<p>Demolition of existing detached dwelling and replacement with new 2 storey 4 bedroomed detached house and integral garage.</p>	<p><b>Redannick</b></p>	<p><b>Tim Marsh:</b> 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>	