

# TRURO CITY COUNCIL



**CITY OF TRURO**  
Roger Gazzard  
Town Clerk

Town Clerks Department  
Municipal Buildings  
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27 June 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 4 JULY 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 6 JUNE 2019 HAVING BEEN BEFORE COUNCIL ON 24 JUNE 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. **CONSULTATIONS**
  - (i) **“Planning for Coastal Change”**  
To consider commenting on the “Planning for Coastal Change” (previously circulated via email). Closing date Monday 22<sup>nd</sup> July.
  - (ii) **“Pydar Street Development”**  
The Town Clerk requests members’ comments on the Pydar Street Development. The City Council has not been formally consulted at this stage.

6. **LANGARTH STAKEHOLDER GROUP**

Chairman to report

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 8 August 2019. The agenda for the next Planning Committee to be held on 8 August 2019 will be prepared on Friday 2 August 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 1 August 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 4 JULY 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 27 June 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
<b>PA19/04541</b> <b>43 Treworder Road</b> <b>Mr and Mrs Pugh</b>	Proposed extension above garage to provide additional bedroom.	<b>Redannick</b>	<b>Camellia Bullingham:</b> I haven't assessed this one yet but will forward on comments when I have	Approval recommended
<b>PA19/04692</b> <b>7 Dudman Road</b> <b>Mr and Mrs Lance Lannon</b>	Removal of existing conservatory and erection of replacement extension.	<b>Redannick</b>	<b>Camellia Bullingham:</b> I haven't assessed this one yet but will forward on comments when I have	Schedule 2
<b>PA19/04288</b> <b>3 Dudman Road</b> <b>Mr and Mrs Lance Lannon</b>	Construction of single storey rear extension to existing dwelling.	<b>Redannick</b>	<b>Janice Taylor:</b> The application is for a single storey rear extension to an existing dwelling. There are limited views of the rear of the property, therefore the proposal would have minimal impact on the street scene. The windows face away from the neighbours and would not significantly increase overlooking or overshadowing. I have no major concerns.	Approval recommended subject to no valid planning objection from any neighbour
<b>PA19/04637</b> <b>4 Higher Trehaverne</b> <b>Mr and Mrs Thurlow</b>	Demolition of existing ground floor extensions and replacement with new ground floor and first floor extensions to rear and extension to garage.	<b>Trehaverne</b>	<b>Niamh Ashworth:</b> Proposed impact on neighbouring properties looks acceptable, given existing extensions on adjoining semi-detached dwellinghouse. Limited impact on character of area due to siting of extensions to the rear. Recommend approval.	Approval recommended subject to no sustainable objection from neighbours.

# Schedule 1

<p><b>PA19/03354</b>  <b>1 King Street</b>  <b>Ms Jamie Jones</b></p>	<p>Advertisement consent for changes to existing fascia signage and replacement of existing projecting sign with a new hanging sign in a different position.</p>	<p><b>Boscawen</b></p>	<p><b>Niamh Ashworth:</b> They do propose a painted exterior grade plywood sign with black acrylic on the proposed hanging sign and no illumination. I would question whether they can use acrylic lettering or whether we would insist on hand painted finish. Principle acceptable as we approved something very similar in 2015 and can use similar worded conditions.</p>	<p>Schedule 2</p>
<p><b>PA19/02820</b>  <b>Hall for Cornwall</b>  <b>Mr Simon Crick</b></p>	<p>Listed Building Consent for alterations to previously consented scheme for the staircase and upper mezzanine to the Back Quay Building</p>	<p><b>Boscawen</b></p>	<p><b>Martin Woodley:</b> These works have been discussed with the architect on site and are considered to be a significant improvement over the current scheme in reducing the impact and allowing existing features such as the chimney breast to be better perceived and the historic layout understood.</p>	<p>Schedule 2</p>
<p><b>PA19/04128</b>  <b>2 Trennick Row, Malpas Road</b>  <b>Mrs Mary Oram</b></p> <p><b>PA19/03977</b></p>	<p>Rebuilding garden wall in concrete block and lime render</p> <p>Listed Building Consent for the above</p>	<p><b>Tregolls</b></p>	<p><b>Claire Broughton:</b> I haven't properly considered the application as yet, but I've received comments from the Conservation Officer who states that the proposed works are considered acceptable, and has no further comments.</p>	<p>Schedule 2</p> <p>Schedule 2</p>
<p><b>PA19/04241</b>  <b>81 Tinney Drive</b>  <b>Mr Michael Pickering</b></p>	<p>Proposed work to trim a large Willow tree down to fence height, tree hangs over a public footpath and two garden fences.</p>	<p><b>Tregolls</b></p>	<p><b>Camellia Bullingham:</b> As this is a tree application I am awaiting a consultee response from the tree officer who will inform the decision.</p>	<p>Refusal recommended due to a lack of justification, with an invitation to resubmit with a much less drastic proposal that limits the extent of work to an acceptable amount.</p>

# Schedule 1

<p><b>PA19/04876</b>  <b>Trevethenick Road</b>  <b>Mr Shwalbe Livewest</b>  <b>C/O Wrekin Windows</b></p>	<p>Existing timber windows to be replaced with PVC (like for like) to Nos 1, 2, 3, 5, 6, 7, 9, 10, 11, 12, 17, 18, 19, 20 and 21</p>	<p><b>Tregolls</b></p>	<p><b>Niamh Ashworth:</b> Site Visit today 25<sup>th</sup> June. Current windows on those properties to have replacement windows are brown timber, to be replaced with white UPVC. There are a mixture of both type of windows in the estate. Several properties to the south and east of the site already have white UPVC. Those flats / dwellings to the north and east still have brown timber windows. Given that the dwellings are within the estate and not fronting the main through road to Malpus, I do not think they cause significant detrimental harm to the character of the area. They help to preserve the conservation area. Recommend approval.</p>	<p>Schedule 2</p>
<p><b>PA19/04917</b>  <b>Chy Keres, Alverton Road</b>  <b>Mr and Mrs Patwardham</b></p>	<p>Proposed replacement of existing garage with a two-storey extension to the front and improvement to entrance together with lean-to extension to rear with associated landscaping to replace garage with parking</p>	<p><b>Boscawen</b></p>	<p><b>Niamh Ashworth:</b> Principle of development and proposed design of dwellinghouse appears acceptable. Awaiting further information on trees and outbuildings.</p>	<p>Schedule 2</p>
<p><b>PA19/05225</b>  <b>7 Arundell Place</b>  <b>Mr and Mrs Jason and Lynn Martin</b></p>	<p>Two storey extension and internal alterations to the rear forming a new kitchen space at ground floor and a new bedroom, dressing room and en-suite at first floor. Single storey extension to the side forming a new utility room</p>	<p><b>Redannick</b></p>	<p><b>Janice Taylor:</b> The scheme is for a two storey rear extension and a single storey extension linking the main dwelling to the detached garage. The proposed extension would have limited impact on the street scene and would not adversely impact on the residential amenities of the neighbours.</p> <p>I note that there are some mature trees in close proximity to the site and have requested further advice from our Tree Officers.</p>	<p>Schedule 2</p>

# Schedule 1

<p><b>PA19/04389</b>  <b>Archbishop Benson</b>  <b>Church of England</b>  <b>Primary School</b>  <b>Mr Alex Smith,</b>  <b>Archbishop of Benson</b>  <b>Primary School</b></p>	<p>Safeguarding works including installation of fencing and gates as well as creating a new pedestrian access route to the site through the existing site boundary.</p>	<p><b>Boscawen</b></p>	<p><b>Camellia Bullingham:</b></p>	<p>Schedule 2</p>
<p><b>PA19/05243</b>  <b>Land Rear of 20 &amp; 21</b>  <b>Copes Gardens</b>  <b>Mr &amp; Mrs Tristan</b>  <b>Thomas</b></p>	<p>Construction of new design dormer bungalow on plot. Part retrospective.</p>	<p><b>Trehaverne</b></p>	<p><b>Janice Taylor:</b> The plot has planning permission for a residential unit; the proposal seeks to amend the approved design. The proposed dwelling would be single storey to match the surrounding properties. It would be clad in vertical cedar boarding. The windows would face away from the neighbouring properties and the height would not of the proposal would not significantly exceed the height of the neighbour's fence. The proposal would not appear dominant within the street scene.</p>	<p>Schedule 2</p>
<p><b>PA19/05357</b>  <b>2-3 Pydar Street</b>  <b>Mr David Wright,</b>  <b>Procook</b></p>	<p>Advertisement Consent to display two fascia signs and one hanging sign</p>	<p><b>Boscawen</b></p>	<p><b>Camellia Bullingham:</b></p>	<p>Schedule 2</p>
<p><b>PA19/05013</b>  <b>Land South of Newmills</b>  <b>Lane</b>  <b>Mrs Jo Harley Gilbert</b>  <b>and Goode</b></p>	<p>Advertisement consent for 1no. free standing marketing sign for new housing development</p>	<p><b>Trehaverne</b></p>	<p><b>Martin Woodley:</b> I do not see a problem with such temporary signage connected to the development.</p>	<p>Schedule 2</p>
<p><b>PA19/05342</b>  <b>2-3 Pydar Street</b>  <b>Mr David Wright</b>  <b>PROCOOK</b></p>	<p>Redecoration of existing timber storefront only and redecoration of existing blade sign. Colour is now mid grey. New matt self applied Fascia logo and self applied logo to both sides of existing blade sign.</p>	<p><b>Boscawen</b></p>	<p><b>Camellia Bullingham:</b></p>	<p>Schedule 2</p>
<p><b>PA19/05343</b></p>	<p>Listed Building Consent for the above.</p>			<p>Schedule 2</p>

# Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 4 JULY 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) PA19/02820 Mr Simon Crick Hall for Cornwall	Listed Building Consent for alterations to previously consented scheme for the staircase and upper mezzanine to the Back Quay Building	Boscawen	<b>Martin Woodley:</b> These works have been discussed with the architect on site and are considered to be a significant improvement over the current scheme in reducing the impact and allowing existing features such as the chimney breast to be better perceived and the historic layout understood.	
(2) PA19/03354 1 King Street Ms Jamie Jones	Advertisement consent for changes to existing fascia signage and replacement of existing projecting sign with a new hanging sign in a different position	Boscawen	<b>Niamh Ashworth:</b> They do propose a painted exterior grade plywood sign with black acrylic on the proposed hanging sign and no illumination. I would question whether they can use acrylic lettering or whether we would insist on hand painted finish. Principle acceptable as we approved something very similar in 2015 and can use similar worded conditions.	
(3) PA19/04128 2 Trennick Row, Malpas Road Mrs Mary Oram  PA19/03977	Rebuilding garden wall in concrete block and lime render  Listed Building Consent for the above	Tregolls	<b>Claire Broughton:</b> I haven't properly considered the application as yet, but I've received comments from the Conservation Officer who states that the proposed works are considered acceptable, and has no further comments.	

# Schedule 2

<p><b>(4) PA19/04389</b>  <b>Archbishop Benson</b>  <b>Church of England</b>  <b>Primary School</b>  <b>Mr Alex Smith,</b>  <b>Archbishop Benson C of</b>  <b>E Primary School</b></p>	<p>Safeguarding works including installation of fencing and gates as well as creating a new pedestrian access route to the site through the existing site boundary.</p>	<p><b>Boscawen</b></p>	<p><b>Camellia Bullingham:</b></p>	
<p><b>(5) PA19/04692</b>  <b>7 Dudman Road</b>  <b>Mr and Mrs Lannon</b></p>	<p>Removal of existing conservatory and erection of replacement extension</p>	<p><b>Redannick</b></p>	<p><b>Camellia Bullingham:</b> I haven't assessed this one yet but will forward on comments when I have</p>	
<p><b>(6) PA19/04876</b>  <b>Trevethenick Road</b>  <b>Mr Shwalbe Live West</b>  <b>C/O Wrekin Windows</b></p>	<p>Existing timber windows to be replaced with PVC (like for like) to Nos 1, 2, 3, 5, 6, 7, 9, 10, 11, 12, 17, 18, 19, 20 and 21</p>	<p><b>Tregolls</b></p>	<p><b>Niamh Ashworth:</b> Site Visit today 25<sup>th</sup> June. Current windows on those properties to have replacement windows are brown timber, to be replaced with white UPVC. There are a mixture of both type of windows in the estate. Several properties to the south and east of the site already have white UPVC. Those flats / dwellings to the north and east still have brown timber windows. Given that the dwellings are within the estate and not fronting the main through road to Malpus, I do not think they cause significant detrimental harm to the character of the area. They help to preserve the conservation area. Recommend approval.</p>	
<p><b>(7) PA19/04917</b>  <b>Chy Keres, Alverton</b>  <b>Lane</b>  <b>Mr and Mrs Patwardham</b></p>	<p>Proposed replacement of existing garage with a two-storey extension to the front and improvement to entrance together with a lean-to extension to rear with associated landscaping to replace garage with parking.</p>	<p><b>Boscawen</b></p>	<p><b>Niamh Ashworth:</b> Principle of development and proposed design of dwellinghouse appears acceptable. Awaiting further information on trees and outbuildings.</p>	



# Schedule 2

<p><b>(8) PA19/05013</b>  <b>Land South of Newmills Lane</b>  <b>Mrs Jo Harley Gilbert and Goode</b></p>	<p>Advertisement consent for 1no. free standing marketing sign for new housing development.</p>	<p><b>Trehaverne</b></p>	<p><b>Martin Woodley:</b> I do not see a problem with such temporary signage connected to the development.</p>	
<p><b>(9) PA19/05225</b>  <b>7 Arundell Place</b>  <b>Mr and Mrs Jason and Lynn Martin</b></p>	<p>Two storey extension and internal alterations to the rear forming a new kitchen space at ground floor and a new bedroom, dressing room and en-suite at first floor. Single storey extension to the side forming a new utility room</p>	<p><b>Redannick</b></p>	<p><b>Janice Taylor:</b> The scheme is for a two storey rear extension and a single storey extension linking the main dwelling to the detached garage. The proposed extension would have limited impact on the street scene and would not adversely impact on the residential amenities of the neighbours.</p> <p>I note that there are some mature trees in close proximity to the site and have requested further advice from our Tree Officers.</p>	
<p><b>(10) PA19/05243</b>  <b>Land Rear of 20 &amp; 21 Copes Gardens</b>  <b>Mr &amp; Mrs Tristan Thomas</b></p>	<p>Construction of new design dormer bungalow on plot. Part retrospective.</p>	<p><b>Trehaverne</b></p>	<p><b>Janice Taylor:</b> The plot has planning permission for a residential unit; the proposal seeks to amend the approved design. The proposed dwelling would be single storey to match the surrounding properties. It would be clad in vertical cedar boarding. The windows would face away from the neighbouring properties and the height would not of the proposal would not significantly exceed the height of the neighbour's fence. The proposal would not appear dominant within the street scene.</p>	

# Schedule 2

<p>(11) PA19/05342 2-3 Pydar Street Mr David Wright, PROCOOK</p> <p>PA19/05343</p>	<p>Redecoration of existing timber storefront only and redecoration of existing blade sign. Colour is now mid grey. New matt self applied Fascia logo and self applied logo to both sides of existing blade sign.</p> <p>Listed Building Consent for the above.</p>	<p><b>Boscawen</b></p>	<p><b>Camellia Bullingham:</b></p>	
<p>(12) PA19/05357 2-3 Pydar Street Mr David Wright, PROCOOK</p>	<p>Advertisement Consent to display two fascia signs and one hanging sign</p>	<p><b>Boscawen</b></p>	<p><b>Camellia Bullingham:</b></p>	