

**MEETING OF THE PLANNING COMMITTEE HELD THURSDAY 8 MARCH 2018
at 7.00 pm**

PRESENT: Councillors Mrs Carlyon, Ellis, Mrs Nolan, Smith, Vella (Chairman), Webb and Wells

APOLOGIES: Apologies of absence were reported from Councillors Allen, Jones, Nolan, Tamblin and Mrs Tudor

Also in attendance: A member of the electorate

346 DISCLOSURE OR DECLARATIONS OF INTEREST

Planning Consultation (PL1) (a) Schedule 2

(iii) **11 The Parade, Malpas Road** (PA18/00602)

Councillor Mrs Nolan declared an interest in the above application on as the applicant is her next-door-neighbour.

347 MINUTES

The Minutes of the meeting held 4 January 2018, having been before full Council on 26 February 2018, were signed as a correct record.

348 PLANNING CONSULTATION (PL1)

(a) Schedule 1

Further to all Councillors of Truro City Council being given the opportunity to submit comments to applications in their Ward (by an agreed deadline), and for Members of the Planning Committee to comment on this Schedule prior to publication of the agenda for this meeting, it was proposed by Councillor Vella (Chairman) that it be

RESOLVED that the recommendations contained within Schedule 1, as proposed by the Chairman, be adopted by the Planning Committee

(b) Schedule 2

The Committee considered plans submitted in accordance with the planning consultation procedure, details of which are attached (Schedule 2), and, that it be

RESOLVED that Cornwall Council be informed of the following recommendations as voted upon by Truro City Council's Planning Committee:-

(i) Alverton Manor Hotel (1)

(PA18/00300)

Approval recommended for the proposed works to the Beech tree, with the suggestion that consideration should be given to the felling of the tree and replacement with a healthy specimen sited further into the site.

Proposer : Councillor Smith

Secunder: Councillor Ellis

(ii) Land North of A390, Threemilestone (2)

(PA18/00474)

Members supported the comments of Kenwyn Parish Council and the concerns of the Tree Officer. Other concerns/queries are as follows:

- 1) Members asked for clarification as to whether there would be traffic lights on the service road?
- 2) Members expressed concern over the access and egress from the service road.
- 3) Members queries whether it was a service road only, or whether private cars could utilise it?

4) It was felt the landscaping was inadequate and does not replace lost habitat. Members wished to see a proper plan and timescale for planting/landscaping before permission be granted.

5) Felt the buildings were of exceptionally poor quality and design, and unacceptable on the principal access into the City from the west.

Proposer : Councillor Vella (Chairman)

Members requested a copy of the City Council's recommendation be sent to Kenwyn Parish Council.

(iii) **11 The Parade, Malpas Road (3)**
(PA18/00602)

Unanimous approval recommended subject to there being no complaints from the neighbours.

Members were made aware that the rooflight previously shown on the front elevation had been removed from the application.

Proposer : Councillor Ellis
Secunder: Councillor Smith

Councillor Mrs Nolan, having declared an interest in the above application, left the room during discussion and therefore did not vote on the proposal.

(iv) **Higher Newham Farm, Living Villages (4)**
(PA18/00959)

Members unanimously agreed to defer commenting on the application until they could have a site meeting with Geoff Brown CC (Portfolio Holder for Transport, Cornwall Council), Vicky Garner (Higher Newham Farm), and Cormac.

Members also wanted to know whether Kea Parish Council had been consulted as a neighbouring parish.

Proposer : Councillor Ellis
Secunder: Councillor Smith

(v) **44 Moresk Close (5)**
(PA18/01608)

Approval recommended to erect a white PVCu framed conservatory to the front of the property.

Proposer: Councillor Vella (Chairman)

(vi) **Penolver, Scarcewater Veian (6)**
(PA18/01830)

Approval subject to there being no objections from the neighbours.

Proposer : Councillor Smith
Secunder: Councillor Ellis

(vii) **51 Malabar Road (7)**
(PA17/12266)

Unanimous refusal recommended for the two-storey side extension for two self-contained flats as Members felt they were not in keeping with the other properties and the surrounding area, very close to the neighbouring property, overbearing and unneighbourly. In addition, it was felt the parking was inadequate.

Proposer : Councillor Ellis
Secunder: Councillor Webb

(c) Enforcement Investigations

Members noted the planning enforcement list received from Cornwall Council with the request that the Planning Clerks write to Cornwall Council and ask when the Listed Building application was submitted for Stratton and Holborow, 1-2 Lemon Villas, Strangways Terrace (EN18/00120).

349 PLANNING CONSULTATIONS (PL1)

(i) Truro Signage

Members considered a request from Truro BID to approve various signage for the City, and viewed sample proposed signage. It was reported the Town Clerk had received an email from one of Cornwall Council's Case Officers that mentioned Mark Broomhead (a Cornwall Council Management Group Leader) felt the City Council could go ahead with the signage under Permitted Development Rights, referencing the guidance "Outdoor Advertisements & Signs: A guide for Advertisers."

Members discussed the signs, and felt there were significant issues with the height, colour, location and the number of signs proposed. Specifically, there was concern that the positioning on the streets was dangerous and likely to cause obstruction, particularly for people who had sight issues, and it was recommended that iSight Cornwall, based in Newham at the Sight Centre was consulted. Members commented that the words were not legible due to white text on a black background. It was felt the black was very sombre, and that (approximately) forty-eight signs were excessive for a city the size of Truro.

Members also considered whether physical directional signage was becoming obsolete as many people preferred electronic directions using mobile phones, and wondered whether money was better invested in further developing the Truro App. It was therefore proposed by Councillor Smith and seconded by Councillor Ellis that it be unanimously

RESOLVED that Truro BID be invited to attend full Council to make a presentation to Members justifying the proposed signage for Truro, taking into consideration the comments put forward by the Planning Committee, notably issues with height, colour, location and number of the signs proposed.

(ii) Smaller Householder Applications

The Chairman asked Members to determine if smaller householder applications (to be defined by the Committee) should be considered within the monthly planning cycle (with recommendations returned) to allow for more discussion over larger householder, and other, applications during the meetings.

Councillors discussed the possibility, noting that it would allow for a quicker response time for applicants, as well as allow for more time to discuss more contentious applications at meetings. The suggestion would also reduce the need to try and obtain extensions to application deadlines from Case Officers.

It was suggested that a trial could take place for six months. Ward Members and the Planning Committee would be notified via email and given five days to respond with comments. The comments would then be considered by the Chairman and Vice-Chairman and a delegated decision reached, which would then be submitted to Cornwall Council.

Members considered how to define “smaller householder applications” with the suggestion that for the trial period it should be “those with proposed works that do not exceed a 25% increase in total volume.”

Mrs Carlyon expressed concern that she was unable to see plans properly on a computer screen and felt that if the trial went ahead this would make the problem worse.

Following further discussion, it was proposed by the Chairman and

RECOMMENDED that for a six-month trial period, Smaller Householder applications be dealt with under the delegation agreement by the Chairman and Vice-Chairman in consultation, by email, with local members and members of the Planning Committee.

“Smaller Householder Applications” being defined as “those with proposed works that do not exceed a 25% increase in total volume”;

RESOLVED that an item be placed on the agenda for Council on 26 March 2018 in order for all Councillors to consider the six-month trial of considering smaller householder applications (as defined above) via email with a five-day period for comment before submission via the Chairman and Vice-Chairman.

350 CHAIRMAN’S REPORT (PL1)

(i) Central Area Sub-Committee at Cornwall Council

The Chairman informed Members he spoke at the above meeting on 19 February 2018 against the applications at 18 Lemon Street (PA17/09241 and PA17/09242). Interestingly, the Committee had approved the demolition of the garage/store and rear section of single storey extension but not the construction of the shop and six apartments.

351 TREE PRESERVATION ORDERS (PL9)

Members noted a Tree Preservation Order for multiple trees (Liquidambar, Sycamore, 4 x Lawson Cypress) sited at Kelsey, City Road.

352 PLANNING CONSULTATIONS (PL1)

Copies of consultation proposals for the National Planning Policy Framework were circulated to Members. It was agreed that Members would read the document and formulate any comments in preparation for a Special Meeting of the Planning Committee, to be held at 6:30pm ahead of the Planning Committee Meeting on Thursday 5 April 2018.

The meeting closed at 8:20 pm.

CHAIRMAN