

**MEETING OF THE PLANNING COMMITTEE HELD THURSDAY 5 APRIL 2018
at 7.00 pm**

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

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

Also in attendance: Mr Montagu (Planning Consultant) speaking for, and Mr Morris (neighbour) speaking against PA18/02262 - 1 The Annexe Woodland Heights Tremorvah Crescent

Other members of the electorate, who did not speak, were also in attendance.

The meeting was audio recorded by a member of the public, which the Chairman declared at the start of the meeting.

392 DISCLOSURE OR DECLARATIONS OF INTEREST

There were no disclosures or declarations of interest to report.

393 MINUTES

The Minutes of the meeting held 8 March 2018, having been before full Council on 26 March 2018, were signed as a correct record.

394 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) The Annexe, Woodland Heights, Tremorvah Crescent (1)
(PA18/02262)**

Unanimous refusal recommended as Members felt the aesthetic value of the approach road was being undermined by the development, and that the proposal was unneighbourly. It was also believed that the Tree Preservation Order had not been lifted for the area, and that there was already significant adequate parking without the addition of a garage.

Proposer: Councillor Webb
Secunder: Councillor Smith

**(ii) 42 Lemon Street (2 & 3)
(PA17/11575 & PA17/11576)**

The Chairman informed Members that Cornwall Council had removed the application from the Online Planning Register, stating that they were awaiting more information.

As the Planning Clerks had not been informed, some Members had spent time searching for the application. The Chairman therefore requested the Planning Clerks write to Phil Mason CC, Head of Planning at Cornwall Council requesting that a simple disclaimer stating that an application had been removed should be placed on the Online Planning Register in the future.

(iii) 151 Bodmin Road (4)
(PA18/01572)

Unanimous refusal recommended on the grounds of the Juliet balcony and the south west windows, both of which gives a perception of overlooking the neighbours. The proposal is not in keeping with the area or the existing design of the bungalow. Members support the Case Officer's comments relating to the footprint of the proposal and invite a fresh application with a more traditional design.

Proposer: Councillor Ellis
Secunder: Councillor Smith

(iv) 11 Richards Crescent (5)
(PA18/01624)

Approval recommended to add a single storey, timber framed, and block rendered flat roofed guest annexe.

Proposer: Councillor Vella (Chairman)

(v) Lighterage Quay, Newham Road, Newham (6)
(PA18/01647)

The Chairman informed Members he met with a representative of the Environment Agency and the Vice-Chairman on site. As the application only sought to lift the existing control kiosk by about 1.5 metres, onto an adjacent store building, to avoid the risk of flooding (and therefore avoid subsequent damage to equipment operating the flood gates), and due to the immediacy of the works involved, the application was approved under delegated powers and therefore it did not need to be discussed at the meeting.

(vi) 29 Redannick Crescent (7)
(PA18/01874)

Refusal recommended on the grounds of the proposal constituting overdevelopment, over-crowding, that it was unneighbourly, and that access from the lane would be very difficult.

Proposer: Councillor Smith
Secunder: Councillor Ellis

Councillor Nolan requested that his name be recorded as having abstained from voting on the above recommendation.

(vii) Gwendroc House, Barrack Lane (8)
(PA18/01897)

Unanimous refusal recommended as Members did not feel there was any justification to the proposed works. It was noted there was no mention as to the health of the Holm Oak.

Members also wondered whether there was an error in the listing: whether the proposal was raising the canopy by 8 to 10 metres or from 8 to 10 metres.

Following further discussion, it was requested the Chairman speak to Truro's Tree Officer, James Gregory, regarding Members' concerns over recent Tree Officer recommendations on applications.

Proposer: Councillor Vella (Chairman)

(viii) **39 Falmouth Road (9)**
(PA18/02086)

Unanimous refusal on the grounds of unacceptable loss of original fabric in a Grade II Listed Building in a Conservation Area. Members supported the comments made by the Historic Environment Team.

Proposer: Councillor Ellis
Secunder: Councillor Webb

(c) **Enforcement Investigations**

Members noted the planning enforcement list received from Cornwall Council.

395 PLANNING MATTERS – GENERAL (PL1)

Smaller Householder Applications

Further to Minute 349 (ii) of Council (26.03.18), the Chairman reiterated that only non-controversial smaller householder applications defined as “those with proposed works that do not exceed a 25% increase in total volume”, that were not listed buildings or in the Conservation Area, and had not received Member comments during e-mail circulation, would be decided under delegated powers. All Wards Members and all Members of the Planning Committee would still receive notification of all applications and therefore would have the chance to comment or request an application be considered at the Planning Committee meetings. Changing the process in this manner would shorten Schedule 1 and would allow for the submission of recommendations within the planning cycle (as opposed to waiting until after the meeting) which would alleviate the need to request deadline extensions from the Case Officers.

Members discussed the possibility of the Planning Clerks compiling lists of incoming applications (so therefore send fewer emails), however due to the nature of how the City Council was consulted on applications, reserving applications to compile a list would “eat into” the consultation period given and therefore make it more difficult to submit comments in a timely manner.

The issue of accessibility of applications, and the level of information technology knowledge required to view applications via the Online Planning Register was considered. The Chairman commented that he was aware of the current pressures on the General Office and did not want to add to the workload. Councillor Webb offered to investigate the feasibility of the Planning Clerks providing a link to individual applications within emails (without creating significant extra work) to make the viewing of applications easier.

Following further discussion, it was proposed by the Chairman that it be

RESOLVED that the Planning Committee trial the consideration and submission of recommendations of smaller householder applications (as defined previously) for six months.

Councillor Mrs Carlyon asked for her name to be recorded as having voted against the above resolution.

396 CHAIRMAN’S REPORT (PL1)

(i) **Higher Newham Farm (PA18/00959)**

The Chairman reported that though a meeting with Geoff Brown CC, Portfolio Holder for Transport at Cornwall Council and other interested parties had been arranged to discuss the access at Higher Newham Farm, Mr Brown’s secretary had emailed to

postpone the meeting due to personal reasons. The meeting had been re-arranged for 23 April 2018.

**397 PLANNING CONSULTATIONS (PL1)
Truro Conservation Area Advisory Committee's Correspondence – Truro BIDs Signage**

Further to Minute 378 (Council, 26.03.18), the Truro Conservation Area Advisory Committee submitted correspondence to the Town Clerk with their response to Truro BIDs signage proposal, expressing concern over the City Council's ability to approve the signage under Permitted Development Rights. They also questioned whether Planning Applications should be submitted to Cornwall Council (by Truro BIDs) in the usual manner. Other concerns included the positioning, number of, and scale of the signs, as well as their unsuitability in the Conservation Area.

**398 LICENSING – PUBLIC ENTERTAINMENT LICENCE (F12/5)
Cormwall Gin Festival (Lemon Quay)**

The Chairman reported a licensing application regarding a Gin Festival on Lemon Quay between 22 and 24 June 2018. The application requested a licence for live music, recorded music, late night refreshments and the supply of alcohol (various hours).

Members discussed the application and following confirmation there would still be room for the Farmers' Market on Lemon Quay, had no objection to the size of the event space. However, some concern was expressed over the noise levels, particularly late at night, that a ticketed event in an open public space made people feel excluded, and that the duration of the event (time, and number of days) was too long.

As the application had been received too late to be included on the agenda, the Chairman welcomed the comments from Members but would correspond, under delegated powers, with the Licensing Officer and request that Environmental Health monitors the noise levels.

The meeting closed at 8:35 pm.

CHAIRMAN