

**MEETING OF THE PLANNING COMMITTEE HELD THURSDAY 3 MAY 2018  
at 7.00 pm**

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

**APOLOGIES:** Apologies of absence were reported from Councillors Jones, Ms Southcombe and Tamblyn

Also in attendance: three members of the public.

**432 DISCLOSURE OR DECLARATIONS OF INTEREST**

**Minute 434 (i) 42 Northfield Drive**

Councillor Mrs Carlyon declared an interest in the above application on the grounds of being a neighbour. Mrs Carlyon left the room during the discussion and therefore did not vote.

**Minute 434 (ii) Xenia, Union Street**

Councillor Vella (Chairman) declared a personal and prejudicial interest in the above application. Councillor Vella left the room during the discussion and therefore did not vote.

**433 MINUTES**

The Minutes of the meeting held 5 April 2018, having been before full Council on 23 April 2018, were signed as a correct record.

**434 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) 42 Northfield Drive (4)**

(PA18/03274)

Approval recommended for the extension subject to a drainage condition to prevent any flood risk to the neighbours' properties.

Proposer: Councillor Wells

Seconder: Councillor Smith

Councillor Nolan wished for his name to be recorded as having abstained from voting on the above recommendation.

As Councillor Mrs Carlyon declared an interest in the above application, she left the room and did not participate in the discussion or vote.

*Note: The Chairman requested this application be considered first; the rest of Schedule 2 was considered in order.*

(ii) **Xenia, Union Street (1)**  
(PA18/01290)

Approval recommended for the demolition of the existing bungalow and construction of nine apartments.

Proposer: Councillor Smith  
Secunder: Councillor Webb

As Councillor Vella (Chairman) declared an interest in the above application, he left the room and did not participate in the discussion or vote. Councillor Ellis (Vice-Chairman) took the Chair for the above item.

Following the vote, Councillor Vella re-joined the meeting and resumed as Chairman.

(iii) **Stratton & Holborow, 1-2 Lemon Villas, Strangways Terrace (2&3)**  
(PA18/01320 & PA18/01321)

Unanimous refusal for the retrospective application. Members expressed concern over the appropriateness of the work to a Listed Building. Members requested the applicant to come back with details of the tanking, trunking and the timber (boundary) fence that are more appropriate for the building after seeking advice from the Historic Environment team and the Conservation Officer.

Proposer: Councillor Vella (Chairman)

(iv) **Treveth, 19 Treseders Gardens (5)**  
(PA18/03288)

Unanimous approval for the tree works subject to replacement with the appropriate species.

Proposer: Councillor Ellis  
Secunder: Councillor Smith

(v) **38 Dobbs Lane (6)**  
(PA18/03448)

Unanimous approval for the construction of a double-parking space with roof deck, subject to there being no objections from the Highways department.

Proposer: Councillor Webb  
Secunder: Councillor Ellis

(vi) **Land to the west of Treglennick, New Mills Lane (7)**  
(PA18/03488)

Refusal recommended for the residential development on the grounds that the site is within open countryside that should be protected, and there should be no further development past the current property.

Proposer: Councillor Mrs Tudor  
Secunder: Councillor Smith

Councillors Webb and Vella wished for their names to be recorded as having abstained from voting on the above recommendation.

(vii) **4 Pendrea Wood (8)**  
(PA18/03578)

Refusal recommended for the tree works due to the lack of information to justify the works, and because of the ecological importance of Lime trees for bees and other pollinating insects.

Proposer: Councillor Wells  
Seconder: Councillor Mrs Allen

(viii) **4 Pendrea Wood** (9)  
(PA18/03585)

Refusal recommended for the tree works due to the lack of information to justify the works, and because of the ecological importance of Lime trees for bees and other pollinating insects.

Proposer: Councillor Wells  
Seconder: Councillor Mrs Allen

(ix) **27 Dobbs Lane** (10)  
(PA18/03701)  
Approval recommended.

Proposer: Councillor Mrs Allen  
Seconder: Councillor Mrs Nolan

Councillor Vella (Chairman) wished for his name to be recorded as having voted against the above recommendation.

(x) **16-17 Norfolk House, Lemon Street** (11)  
(PA18/03726)

Unanimous approval recommended for the repairs and alterations subject to consultation with the Historic Environment team and the Conservation Officer.

Proposer: Councillor Vella (Chairman)

#### (c) **Enforcement Investigations**

Members noted the planning enforcement list received from Cornwall Council. Councillor Nolan informed Members that enforcement notifications from Cornwall Council would soon cease due to data protection regulations.

### **435 PLANNING MATTERS – GENERAL (PL1)**

#### **Accommodation above Retail Units**

Following a working group meeting to discuss the formulation of a response to the National Planning Policy Framework (NPPF) consultation, Members considered asking Cornwall Council to conduct a survey into available spaces for accommodation above retail units within and around Truro City Centre.

Following a brief discussion where it was confirmed by Councillor Wells that it was an information-seeking exercise only and would not force property owners to use their upper-storey spaces for accommodation, it was proposed by Councillor Wells and seconded by Councillor Vella (Chairman) that it be

**RESOLVED** that Councillor Wells draft a letter to Cornwall Council asking if they would conduct a survey into the available spaces for accommodation above retail units within and around Truro City Centre.

**436 PLANNING CONSULTATION – GENERAL (PL1)**

**Minerals Safeguarding Development Plan – Schedule of Modifications**

The Chairman reported that the City Council had received notification of the above schedule of modifications, with a closing date of 1 June 2018. The Chairman confirmed the Planning Clerks had circulated a link to the Schedule and pointed out the only part of the document directly relevant to Truro City Council was Newham Quarry.

It was therefore proposed by the Chairman that it be

**RESOLVED** that the Planning Clerks reply to the consultation with the comment that Truro City Council agreed with H13 Newham Quarry, in the Minerals Safeguarding Development Plan.

**437 NEIGHBOURHOOD PLAN (F1/20)**

**Review of the Truro and Kenwyn Neighbourhood Plan**

Council Nolan gave a brief overview that following the presentation from Phil Mason, Cornwall Council (Special Meeting of Council, 23.04.18) a meeting was held with representatives of Truro City Council, Kenwyn Parish Council and Rob Lacey to discuss the possibility of reviewing the Truro and Kenwyn Neighbourhood Plan. Some of the points arising from the meeting included objections over the name “Penventinnie” and the potential provision of key worker accommodation.

Mr Mason’s proposal was put to the Cabinet at Cornwall Council on Wednesday 2 May, where other issues were raised including congestion on the A390, and Councillor Mrs Tudor (as Cornwall Councillor for Threemilestone and Gloweth) spoke about the need for a school prior to the development taking place.

Councillor Wells pointed out that the initial reason for the National Planning Policy Framework (NPPF) consultation working group’s suggestion for considering reviewing the Neighbourhood Plan was that the draft NPPF included the information that two years after referendum, Neighbourhood Plans started to lose weight in planning terms.

Councillor Mrs Carlyon expressed concern over local governments acting as “speculative developers” and withdrawing from frontline services such as those for the elderly and library provision. Councillor Mrs Carlyon also commented on the capacity on the roads, and what she considered to be an unworkable solution to expect residents on the new development to only use public transport or to walk.

Further discussion included the suggestion that the development would take place regardless of Truro City Council and Kenwyn Parish Council’s involvement, and therefore the only way to ensure local voices were heard was to revise the Neighbourhood Plan.

It was therefore proposed by Councillor Nolan and seconded by Councillor Vella that it be

**RESOLVED** that Truro City Council and Kenwyn Parish Council revise the Truro and Kenwyn Parish Plan.

Councillor Mrs Carlyon requested her name be recorded as having voted against the above recommendation.

**438 LICENSING – PUBLIC ENTERTAINMENT LICENCE (F12/5)**

**Mr Wolf's Joint, 19 New Bridge Street – Craft beer and burgers**

The Chairman reported a licensing application for Mr Wolf's Joint, 19 Bridge Street, proposing the sale of alcohol between 10:00 and 23:30 Sun, Mon, Tues, Wed & Thurs and 01:00 Fri and Sat. Opening hours were proposed between 10:00 and 00:00 Sun, Mon, Tues, Wed & Thurs and 10:00 and 01:00 Fri and Sat.

The ground floor of the restaurant contains the bar, counter, and a seating area for around 25 customers; the first floor contains the kitchen and additional seating; and the second floor houses the bathroom and stockroom.

Following discussion, it was proposed by Councillor Nolan and seconded by Councillor Smith that it be unanimously

**RESOLVED** that Members have no objections to Mr Wolf's Joint licensing application.

**439 CHAIRMAN'S REPORT (PL1)**

The Chairman had nothing to report.

**440 PLANNING CONSULTATIONS (PL1)**

**Truro Signage**

Further to Minute 388 (Council, 26.03.18), the Chairman reported to Members that following the Town Clerk's submission of a pre-application to Cornwall Council, seeking advice on the Truro signage proposals that fell within the Conservation Area, a response had been received from the Case Officer.

The advice stipulated that Truro BID would need to apply for advertising consent through Cornwall Council (and while they could submit a single application, it would incur a cost for each individual sign). The application would then be considered against the interests of amenity and public safety. It was also noted that any signs proposed to be sited on the public highway would require separate consent from the Local Highway Authority as the landowner. It was also noted that though some of the signs were within the Conservation Area, Listed Building consent would not be required as none were proposed to be fixed to a Listed Building.

Following discussion, during which Members noted that though there was a public consultation at the start of the process, the Planning Committee was not specifically consulted during the planning stage as to the siting of the individual signs, it was proposed by the Chairman that it be unanimously

**RECOMMENDED** that Truro BID should speak to the Planning Committee to seek advice prior to the submission of the application for advertising consent, and that the Conservation Officer should be asked to be present at the meeting.

The meeting closed at 8:28 pm.

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CHAIRMAN