

**MEETING OF THE PLANNING COMMITTEE HELD THURSDAY 7 JUNE 2018
at 7.00 pm**

PRESENT: Councillors Ellis, Mrs Nolan, Ms Southcombe, Smith, Tamblyn, Vella (Chairman), Webb and Wells

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

Also in attendance: Mr Paul Bateman, Planning Consultant, speaking for the application PA18/04498 – Land at New Mills Lane;
A member of the public

32 DISCLOSURE OR DECLARATIONS OF INTEREST

There were no disclosures or declarations of interest to report.

33 MINUTES

The Minutes of the meeting held 3 May 2018, having been before full Council on 21 May 2018, were signed as a correct record.

34 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:-

Councillor Ms Southcombe (The Mayor) joined the meeting at 7:10pm.

(i) Land at New Mills Lane, Kenwyn (14)

(PA18/04498)

Refusal recommended. Members support the principle of the development but consider that a zero energy development, with on-site energy generation and buildings designed to maximise solar gains and minimise heat losses, would make best use of the site. The committee recommends that the applicant be invited to submit an alternative design that is a true zero energy scheme using the full potential of the site. The committee also felt very strongly that the site should be the limit of development along New Mills Lane and that there should be no further expansion westwards into the countryside.

Proposer: Councillor Vella (Chairman)

Councillor Mrs Nolan requested her name be recorded as having voted against the above resolution.

(ii) **Land North of 8 Waterloo (1)**

(PA18/03305)

Approval recommended for the construction of one new build three bed dwelling.

Proposer: Councillor Mrs Nolan

Seconder: Councillor Webb

Councillor Ellis requested his name be recorded as having abstained from voting on the above resolution, and Councillor Tamblyn requested his name be recorded as having voted against the above resolution.

(iii) **Prospect Cottage, Flat 2, 107 Bodmin Road (2)**

(PA18/03647)

Unanimous refusal recommended for the extension, garage and workshop, on the grounds of overdevelopment, loss of amenity space, and concern over potential damage to the roots of the tree that could eventually lead to its removal. Members were not averse to the extension in principle but felt a pitched roof would provide better relation to the design of the building.

Proposer: Councillor Smith

Seconder: Councillor Ellis

(iv) **6 Boscawen Street (3)**

(PA18/03697)

Unanimous approval for the works as Members welcome the opportunity to use the whole of the building in the City Centre. Members also queried whether the applicant intended to install a lift to become DDA compliant.

Proposer: Councillor Tamblyn

Seconder: Councillor Smith

Councillor Tamblyn left the meeting at 7:55pm

(v) **4 Moresk Gardens (4)**

(PA18/03710)

Approval recommended for the change of windows, however Members really would prefer powder-coated aluminium or timber instead of the proposed UPVC.

Proposer: Councillor Smith

Seconder: Councillor Webb

Councillor Vella requested his name be recorded as having abstained from voting on the above resolution, and Councillor Ms Southcombe requested her name be recorded as having voted against the above resolution.

(vi) **56 Lemon Street (5)**

(PA18/03986)

Unanimous refusal recommended for the retrospective application as the unauthorised works to the Grade II Listed Building in the Conservation Area were unacceptable both in material and design.

Proposer: Councillor Smith

Seconder: Councillor Ellis

(vii) **56 Lemon Street (6 & 7)**

(PA18/03993 & PA18/03994)

Unanimous refusal recommended due to inappropriate materials and design for a Grade II Listed Building in the Conservation Area.

Proposer: Councillor Ellis
Secunder: Councillor Webb

(viii) **4 Alexandra Terrace** (8)
(PA18/04198)

Unanimous refusal on the grounds of overdevelopment, inappropriate design, and being unneighbourly.

Proposer: Councillor Ellis
Secunder: Councillor Webb

(ix) **31 Trewidden Close** (9)
(PA18/04362)

Unanimous approval subject to there being no sustainable objections from the neighbours.

Proposer: Councillor Ellis
Secunder: Councillor Smith

(x) **11 Pydar Street** (10 & 11)
(PA18/04418 & PA18/04419)

Unanimous approval for the Advertisement Consent and Listed Building Consent applications.

Proposer: Councillor Vella (Chairman)

(xi) **5 Prospect Place** (12)
(PA18/04462)

Unanimous approval for the proposed demolition of garage and construction of new garage with store.

Proposer: Councillor Smith
Secunder: Councillor Mrs Nolan

(xii) **Land at the Compound, Heron Way** (13)
(PA18/04477)

Unanimous approval recommended for the erection of two industrial units (B8 use).

Proposed: Councillor Smith
Secunder: Councillor Ellis

(i) **62 Daniell Road** (14)
(PA18/04663)

Approval recommended subject to the Case Officer's assessment of the impact of the proposed works on the neighbours.

Proposer: Councillor Ellis
Secunder: Councillor Webb

(c) **Enforcement Investigations**

Members noted the planning enforcement list received from Cornwall Council.

35 ENFORCEMENTS (PL1/14)

The Chairman commented that due to the General Data Protection Regulations (GDPR), Cornwall Council had made the decision that they were unable to inform parish councils about the progress of enforcement cases, which he felt was a heavy-handed interpretation of the regulations.

Following discussion, it was proposed by Councillor Wells and seconded by Councillor Vella (Chairman) that it be

RECOMMENDED that the Chairman write to the Secretary of State, enclosing a copy of Cornwall Council's letter regarding the cessation of enforcement notifications, and ask for guidance on how the GDPR should be interpreted. A copy should be sent to Phil Mason, Head of Planning and Regeneration, Cornwall Council.

36 TRURO ROSELAND COMMUNITY NETWORK PANEL (PL1)
Expression of Interest – Highways Network Scheme

Further to Minute 27 (Adjourned Council, 21.05.18), Councillor Wells reminded Members that there was a grant available for a work project that fell within the Highways Network Scheme. The previously mentioned junction at Hendra Road was now being tackled using Section 106 monies, and the Parking Permit Scheme consultation would be consulted on by Cornwall Council on 28 June so other ideas for projects were welcome.

Following discussion, during which a central refuge for the junction at St George's Road/Ferris Town was mentioned, it was agreed that any suggestions should be given to Councillor Wells by no later than 3 July 2018.

37 CHAIRMAN'S REPORT (PL1)

The Chairman reported on the previously circulated "Permission in Principle" (PiP) document that outlined changes to pre-application decisions where permissions for development would be granted in principle (though detailed applications would still need to be submitted). The Chairman did not feel there was much difference between this and Outline Permissions, and commented that the general feeling was developers would not utilise this new version

38 TREE PRESERVATION ORDER (PL9)
7 The Parade, Malpas

The Chairman reported on a Tree Preservation Order that had been received for 7, The Parade, Malpas. Members felt they did not have any comments to submit and were happy for the decision to be left with the Tree Officer, Cornwall Council.

39 STOPPING UP THE PUBLIC HIGHWAY (PL8)
Back Quay

The Chairman commented on the intention notice received to close Back Quay for almost a year (previously circulated) for the Hall for Cornwall renovations works to take place.

Following discussion, during which it was mentioned the current suggestion was to create a box for the Drummer statue to protect it during works (as opposed to attempt removal for the duration), it was agreed that the Chairman would contact Mr Brian Trethewey, who had presented the plans of the redevelopment to Shop Watch, seeking clarification as to the exact area of Back Quay that would be closed off for the works to take place. Concern was also expressed over the impact the works would have on businesses along, and near to, Back Quay.

The meeting closed at 8:55 pm.

CHAIRMAN