

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

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

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

Also in attendance: Mr Peter Bailey and Ms Sarah Douglas-Martin, Truro Residents

77 DISCLOSURE OR DECLARATIONS OF INTEREST

Councillor Mrs Carlyon declared an interest in PA18/05199 – 1 Strangways Villas (Schedule 1) on the grounds of being a neighbour.

78 MINUTES

The Minutes of the meeting held 7 June 2018, having been before full Council on 25 June 2018, were signed as a correct record.

79 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 Wells and seconded by Councillor Ellis that it be

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

Councillor Mrs Carlyon reported that the Heritage Team was no longer consulted automatically on applications and subsequently had no idea about the recommendations being made on Schedule 1 for the Listed Building and Conservation Area applications. It was agreed Mrs Carlyon would forward the appropriate email addresses to the Chairman who would copy them in to his concerns and responses.

(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 Lemon Street (1 & 2)
(PA17/11575 & PA17/11576)

Unanimous approval recommended with a condition applied to ensure the garage/annexe is tied to the main dwelling.

Proposer: Councillor Ellis
Seconder: Councillor Tamblyn

(ii) Three Corners Road from Trelander Highway to Higher Condurro St Clement (3)

(PA18/04589)

Approval recommended for the reserved matters subject to Highways looking at the exit (as outlined in the public objection).

Proposer: Councillor Webb

Seconder: Councillor Smith

Councillors Mrs Carlyon and Wells asked for their names to be recorded as having voted against the above recommendation.

(iii) 5A John Street (4)

(PA18/04702)

Unanimous refusal recommended for the rear first floor extension on the grounds of it being potentially unneighbourly due to overshadowing/blocking natural light.

Proposer: Councillor Webb

Seconder: Councillor Ellis

(iv) 106 Kenwyn Street (5 & 6)

(PA18/04834 & PA18/04835)

Unanimous approval recommended for the Change of Use from A1 to A2 and fitting of signage.

Proposer: Councillor Ellis

Seconder: Councillor Smith

(v) 106 Kenwyn Street (7)

(PA18/04836)

Unanimous approval recommended for the advertisement consent.

Proposer: Councillor Ellis

Seconder: Councillor Smith

(vi) 50 Carrine Road (8)

(PA18/04864)

Unanimous refusal recommended for several reasons, including an inappropriate design that is over-scaled, overbearing, unneighbourly, and blocks the light. Councillors felt there is no justification for the design as proposed, which is creating a separate dwelling.

Proposer: Councillor Wells

Seconder: Councillor Tamblyn

(vii) Gwendroc House, Barrack Lane (9)

(PA18/05023)

Unanimous refusal for the crown raise as members considered it excessive.

Proposer: Councillor Webb

Seconder: Councillor Ellis

(viii) Land North West of 2 Kestle Drive (10)

(PA18/05118)

Unanimous approval for the erection of a pair of dormer bungalows.

Proposer: Councillor Ellis
Seconder: Councillor Webb

(ix) **6 Kerley Grove** (11)
(PA18/05320)

Approval recommended subject to the retention of the stone chimney, to there being no sustainable objections from the neighbours, and to the rear extension having a pitched roof (instead of a flat roof) running into the main roof, which would improve the design.

Proposer: Councillor Vella (Chairman)

(x) **14 St Aubyns Road** (12)
(PA18/05345)

Unanimous approval recommended for the first-floor rear extension

Proposer: Councillor Tamblyn
Seconder: Councillor Mrs Carlyon

(xi) **61 Treffry Road** (13)
(PA18/05451)

Unanimous refusal recommended on the grounds of the proposal being of poor design, the wrong location for the design, and reducing the stock of bungalows in Truro.

Proposer: Councillor Smith
Seconder: Councillor Wells

Councillor Smith left the meeting at 8:10pm

(xii) **151 Bodmin Road** (14)
(PA18/05789)

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

Proposer: Councillor Webb
Seconder: Councillor Mrs Tudor

80 **LICENSING – ENTERTAINMENT** (F12/5)

(i) **Old Bakery Studio – Event’s Space, Blewett’s Warp, Malpas Road**

Members considered the licensing request proposing extending the supply of alcohol between 10:00 and 23:30 Monday to Sunday (supply for both on and off the premises). Following discussion, it was proposed by the Chairman and

RESOLVED that the Committee had no objections to the above application from Old Bakery Studio.

(ii) **Truro Fringe Festival and Live Lounge – Thursday 13 to Saturday 15 September 2018**

Members considered the application for the one-off annual event of no more than 4 days during the month of September. The application included provision of regulated entertainment (plays, films, live and recorded music, and supply of alcohol) for various hours between Thursday and Saturday 13-15 September (inclusive).

Following discussion, it was proposed by the Chairman and

RESOLVED that the Committee had no objections to the above application from Truro Fringe Festival.

81 PLANNING CONSULTATIONS (PL1)

(i) St Clements Hill, Trennick Lane, Sustainable Transport Improvements (EDG1463A)

Members considered a proposal to introduce a footway improvement with pedestrian crossing points at Trennick Lane, St Clement. Following discussion, it was proposed by the Chairman and

RESOLVED that the Committee had no objections to the above proposal for St Clements Hill, Trennick Lane

(ii) St Clements Hill, Trelander North, Sustainable Transport Improvements (EDG1463B)

Members considered a proposal to introduce a footway improvement at Trelander North. Following discussion, it was proposed by the Chairman and

RESOLVED that the Committee had no objections to the above proposal for St Clements Hill, Trelander North.

(iii) Restrictions on Waiting - Various Sites (EDG1468))

Members considered a proposal to implement a package of restrictions on waiting and driving throughout Truro.

(see below)

(iv) Residents Parking (EDG1468)

Members considered a proposal to implement 9 new Residents' Parking Zones in Truro.

The Chairman spoke on the above two proposals and felt there was too much information to digest and discuss to allow for the Committee to reach a decision at the meeting. Members were asked to look at the proposals in their own time and to respond directly to the consultations by the closing date, which was 20 July 2018.

82 NAMING OF STREETS (PL8/1)

Members discussed a request for suggestions for the naming of a new road at the Old County Hall site. The developer suggested "Old County Hall Drive." While a mining theme was being used for the names in the development, the developer favoured a practical name for the road. The Cornish Language Society offered the suggestion of *Henlys* (for Old County Hall) – either *le Fordh Henlys* or *Kew Henlys*.

Councillor Mrs Carlyon explained that prior to World War II, the gates at Avondale Road were painted gold and were known as "the golden gates". Councillor Wells therefore suggested "Wheal Golden Drive."

It was proposed by the Chairman and

RESOLVED that the suggestion of "Wheal Golden Drive" be forwarded for as the name the new road at Old County Hall.

83 NEIGHBOURING PLAN (F1/20)

Neighbouring Plans, Affordable Housing, and Cornwall Local Plan Housing Apportionment

Members discussed a letter from the North Coast Cluster Group (NCCG) concerning Rural Exception Sites (Policy 9) within the Local Plan.

It was felt that the detail of the letter should be discussed within the Truro and Kenwyn Neighbourhood Plan Steering Group during the review of the Plan, and it was proposed by the Chairman and

RESOLVED that a response be sent to the North Coast Cluster Group (NCCG) commenting that the City Council supports their concerns and would be discussing them during the review of the Truro and Kenwyn Neighbourhood Plan.

84 TOURIST INFORMATION CENTRE (F4/2/1)

Members considered the proposed signage (tabled) for the Tourist Information Centre, and it was proposed by the Chairman and unanimously

RECOMMENDED that Members approved of the principle of the signage but felt the colour scheme was sombre. Councillors requested the signage be blue, as the current Tourist Information Centre signage (darker than the signage for The Entertainer).

85 CHAIRMAN'S REPORT (PL1)

Enforcements

The Chairman commented that he had written to the Secretary of State regarding Cornwall Council's decision to cease notifying parish councils of enforcement cases under the guise of the GDPR. Councillor Mrs Carlyon commented that she had been told that the decision not to notify parish councils had not been through Cornwall Council's Legal Team.

The Chairman informed Members that he received a daily electronic update from the Planning Ministry and within it were notifications of planning enquiries, some of which were enforcements that had gone to appeal, thus making the applicants' details public. The Chairman commented that he would be writing to the Secretary of State again with the new information.

86 PLANNING MATTERS – GENERAL (PL1)

Potential for the Reuse of Empty Accommodation

The Chairman read out a letter that had been received from Cornwall Council in response to Councillor Wells's letter requesting that Cornwall Council conduct a survey into the amount of available accommodation above businesses in Truro City Centre.

The letter was positive, with the agreement to conduct the survey, appraise the suitability and availability of any space, and identify and clarify any barriers to conversion, including a discussion with Cornwall Council's accountants and the district valuer to understand the issues.

87 TREE PRESERVATION ORDERS (PL9)

The Chairman read out a letter than had been received from Cornwall Council, with the decision that a Tree Preservation Order would not be granted for the tree at 7, The Parade, Malpas Road.

The meeting closed at 8:57 pm.

CHAIRMAN