

**MEETING OF THE PLANNING COMMITTEE HELD THURSDAY 3 JANUARY 2019  
at 7.00 pm**

**PRESENT:** Councillors Mrs Carlyon, Ellis, Nolan, Mrs Nolan, Smith, Ms Southcombe, Mrs Swain, Mrs Tudor, Vella (Chairman) Webb and Wells.

**APOLOGIES:** An apology for absence was reported from Councillor Tamblyn

**283 DISCLOSURE OR DECLARATIONS OF INTEREST**

**Minute 287 - 79 Lemon Street**

Councillor Mrs Carlyon declared an interest in the above item as her husband owns the neighbouring property.

**Minute 287 – East of Park Farm, St Clement**

Councillor Ms Southcombe declared an interest in the above item as she knows the owner.

**284 MINUTES**

The Minutes of the meeting held 6 December 2018, having been before Council on 10 December 2018, were signed as a correct record.

**285 PLANNING CONSULTATION**

**(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 unanimously:

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

Councillor Mrs Carlyon joined the meeting at 7:03pm.

**(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) 13 St George's Road (1 & 2)**

(PA18/05870 & PA18/06398)

Unanimous approval recommended subject to the requirements of the Conservation Officer (as per the City Council's response in August 2018).

Proposer: Councillor Wells

Seconder: Councillor Smith

**(ii) The Barley Sheaf, Old Bridge Street (3)**

(PA18/10875)

Approval recommended with the condition, as per the comments from the Historic Environment Team "that the timber specification and finish is submitted prior to commencing development."

Proposer: Councillor Smith

Seconder: Councillor Wells

(iii) **18 Redannick Lane** (4)

(PA18/11164)

Refusal recommended on the grounds that the proposal would set a precedent and is potentially unneighbourly, that the fencing is inappropriate for the area, and that Members had concern over the drainage.

Proposer: Councillor Mrs Carlyon

Seconder: Councillor Nolan

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

(iv) **3 Barton Meadow** (5)

(PA18/11244)

Unanimous approval recommended for the proposed extensions and modifications to the dwelling, subject to there being no sustainable objections from the neighbours.

Proposer: Councillor Webb

Seconder: Councillor Ellis

(v) **3 Daniell Road** (6)

(PA18/11354)

Approval recommended for the removal of rear extension and erection of new part two storey and part single storey rear extension.

Proposer: Councillor Webb

Seconder: Councillor Ellis

(vi) **Land Adjacent to 31 Bosvean Gardens** (7)

(PA18/11405)

Unanimous refusal recommended on the same grounds as the City Council's comments on PA16/09545, "that it would result in the loss of open spaces (gardens) and be detrimental to the 'open plan' nature of the estate, that it would set a precedent for other similar developments on the estate, and that it would increase parking and vehicular congestion in the area".

Proposer: Councillor Vella (Chairman)

(viii) **39 Albany Road** (8)

(PA18/11727)

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

Proposer: Councillor Smith

Seconder: Councillor Vella (Chairman)

**286 PLANNING CONSULTATIONS**

(i) **Great Western Rail Staff Association and Periphery Land**

Members considered a proposal to dispose of the above land by way of freehold sale. The closing date for comments to be submitted was 16 January 2019.

Members discussed the proposal at length, and referenced page three of the report, that stated "no evidence has been found to believe the building has ever had a specific purpose to the operation of the railway" which was inaccurate. Members pointed out the building had stables within it, evidence of which could still be seen,

and that it had previously been a parcel depot for the railway. Following further discussion, it was proposed by Councillor Nolan, seconded by Councillor Mrs Carlyon and

**RESOLVED** that the Committee does not support the sale of the building on the grounds of its community value, and that Councillor Vella (Chairman) and Councillor Nolan, under delegated authority from the Committee, compose a letter to relay Members' concerns regarding the inaccuracies of reporting the history of the building with the comment that Network Rail has a duty to properly investigate the history thoroughly and accurately.

**(ii) Chacewater Neighbourhood Plan**

Members considered the Chacewater Neighbourhood Plan (PA18/00021/NDP), the closing date of which comments should be submitted by being 7 February 2019.

Members commented that though the parish does not border Truro, it does border the Truro Kenwyn Neighbourhood Plan and was therefore relevant to the City Council. It was therefore proposed by Councillor Vella (the Chairman) and

**RESOLVED** that Members be given a deadline of two weeks (18 January) to read and submit any comments on the Chacewater Neighbourhood Plan to the Planning Clerks, after which the Chairman would compile a response for submission.

**287 CHAIRMAN'S REPORT**

The Chairman commented that due to City Council being notified of the two applications below after the publication of the agenda, under Standing Orders, the Chairman and Vice-Chairman had delegated powers in order to submit recommendations on behalf of the City Council. However, both felt in these instances it was important for Members to be able to comment on the applications, which would then be considered for the Chairman and Vice-Chairman to formulate their recommendations.

**Planning Application – 79 Lemon Street (PA18/11650 & PA18/11651)**

Members discussed the above application and felt the proposal was cluttered and potentially overlooked neighbouring buildings, however, could support a more modest scheme with a different design. In principle, the Committee was not opposed to the building being used for residential use.

As Councillor Mrs Carlyon declared an interest in the above item she did not participate in the discussion. There was no formal vote.

Members agreed on the above comments, though this was not a formal recommendation as the item had not appeared on the agenda, as per above. The Chairman and Vice-Chairman would make a recommendation under delegated powers, as per Standing Orders, but would take the above comments into consideration.

**Planning Application – East of Park Farm, St Clement (PA18/11283)**

Following discussion, Members agreed that they did not expect the final proposal to be any larger than 150 sqm and no more than 1.5 storeys high in order to respect the surroundings of the site.

As Councillor Ms Southcombe declared an interest in the above item she did not participate in the discussion. There was no formal vote.

Members agreed on the above comments, though this was not a formal recommendation as the item had not appeared on the agenda, as per above. The Chairman and Vice-Chairman would make a recommendation under delegated powers, as per Standing Orders, but would take the above comments into consideration.

**Appeal – Penmere and Trelyn, The Crescent (PA18/07302)**

Councillor Nolan commented that Councillor Webb (Vice-Chair) went to the Central Planning Committee at Cornwall Council to speak against the above application on behalf of the City Council. The City Council's position was upheld using the Truro and Kenwyn Neighbourhood Plan and the application was refused.

**288 CORRESPONDENCE**

**Zero C Meeting - Higher Newham**

The Chairman reported an email from Zero C inviting Members to a presentation on a proposal at Higher Newham. The presentation would take place on 15 January 2019 between 4pm and 7pm. The Chairman would be attending, and he hoped other Councillors would be able to also.

It was pointed out that Persimmon gave a presentation to the City Council regarding the Tolgarrick development, and it was agreed the Planning Clerk would respond to the email to thank Zero C for the invitation, pointing out that at short notice it was difficult for Members to attend the presentation, asking that as per guidance within the National Planning Policy Framework, a presentation be given to the City Council with suitable notice.

The meeting closed at 8:16pm.

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CHAIRMAN