

**MEETING OF THE PLANNING COMMITTEE HELD THURSDAY 2 MAY 2019
at 7.00 pm**

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

APOLOGIES: Apologies for absence were reported from Councillors Ellis, Mrs Nolan, Ms Southcombe, Tamblyn and Mrs Tudor

434 DISCLOSURES OR DECLARATIONS OF INTEREST

There were no disclosures or declarations of interest to report.

435 MINUTES

The Minutes of the meeting held 4 April 2019, having been before Council on 29 April 2019, were signed as a correct record.

436 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.

(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) Park & Ride, Threemilestone (1)
(PA19/02294)

Unanimous approval recommended in support of Kenwyn Parish Council's approval, subject to the lighting in the car parks being controlled as per the application's specifications, and to a review after twelve months to assess whether Sunday opening hours are required to run as late as 2200 hours.

Councillors disagreed with the increase in ticket prices, which would primarily impact regular local commuters, as they felt this was counterproductive to the aim of decreasing vehicular movement in the area and the recent Climate Emergency declaration. Councillors felt it imperative to point out that despite correspondence from the Portfolio Holder for Transport indicating to the contrary, the Park & Ride is a transit service and not just a car park.

Proposer: Councillor Vella (Chairman)

(ii) 40 St Clements Close (2)
(PA19/02661)

Unanimous refusal recommended on the grounds on inappropriate design for the area, overdevelopment of the site, lack of amenity space and parking, and

the stairs potentially being unneighbourly because of their positioning, with safety concerns in the wet due to their proposed materials.

Proposer: Councillor Smith (Mayor Elect)
Seconder: Councillor Vella (Chairman)

(iii) Truro City Council, Municipal Buildings (3)
(PA19/02819)

Unanimous approval recommended in principle, but Members sought clarification as to the historical fabric that would remain. Councillors also queried whether consultation would be taking place with the building owner and other tenants. In addition, Councillors expressed concern over what they felt was an unsafe access and emergency exit route via the inappropriate position of the current access ramp. Councillors felt this should be moved to the opposite side to allow straight access and exit through the building, eliminating the current need for wheelchair users escaping from the building having to turn a sharp right prior to the immediate exit, which they would not be able to use because of the step, or risk crashing onto the pavement endangering themselves and others escaping from the building, and to avoid access to the City Council being through the bar.

Proposer: Councillor Vella (Chairman)

(iv) 1-2 Duke Street (4)
(PA19/02898)

Refusal recommended in principle as Members felt it would set a precedent on Duke Street and cause a potential breach of the Cumulative Impact Zone.

Proposer: Councillor Wells
Seconder: Councillor Mrs Carlyon

Councillor Nolan wished for his name to be recorded as voting against the above recommendation, and Councillors Vella and Webb wished for their names to be recorded as having abstained from voting on the above application.

(v) 78 Upland Crescent (5)
(PA19/02945)

Unanimous refusal recommended as Members felt there was no justification for the proposed works which were too extensive in scope on a tree that made a significant contribution to the surrounding area. Councillors invited a new application with a good tree management scheme approved by the Tree Officer.

Proposer: Councillor Vella (Chairman)

(vi) 1 Upper Lemon Villas, Lemon Street (6)
(PA19/03345)

Members unanimously recommended this tree be considered for a Tree Preservation Order.

Proposer: Councillor Vella (Chairman)

437 CONSULTATIONS
Housing Supplementary Planning Document

Members considered the above document, which explains how Cornwall Council will implement the policies in the adopted local plan about housing and the provision of affordable housing. Links were circulated to Members prior to the meeting. The deadline for comments is Monday 6 May 2019, after which comments would be

compiled and sent to Cornwall Council for the agreed extension date of Friday 10 May 2019.

Following discussion, it was proposed by the Chairman and

RESOLVED that Truro City Council note the document.

438 NEIGHBOURHOOD PLANS
St Erme Neighbourhood Plan

Members briefly discussed the St Erme Neighbourhood Plan, a link to which was circulated prior to the meeting. The consultation period would run until 16 May 2019. Following discussion, it was proposed by the Chairman and

RESOLVED that Truro City Council fully supports St Erme's Neighbourhood Plan.

439 LANGARTH STAKEHOLDER GROUP

Further to Minute 399 (04.04.19), Councillor Smith (Mayor Elect) gave a brief overview of the last meeting of the Langarth Stakeholder Group, commenting the plans for the entire site were now starting afresh. The consensus was it was likely devolution of the site to Cornwall Council would go ahead and the Stakeholder Group would have more impact into the Masterplan. Current issues including those relating to sewage and potential flooding of the area, though the comment was made the housing was likely to be less dense, and consideration would be given to more environmentally friendly buildings. It was also hoped there would be significant public consultation regarding the site, as there has been with the Pydar Street proposals.

The next meeting would take place in two- or three-weeks' time and it was commented Councillor Mrs Carlyon should be on the correspondence list.

440 CHAIRMAN'S REPORT

Councillor Vella (Chairman) commented on the Truro and Kenwyn Neighbourhood Plan (TKNP) Review, mentioning there had been much confusion relating to meeting venues and dates but hopefully this had now been sorted. Meetings would now be taking place every other week as both Rob Lacey and Rachael Gaunt, who were organising the meetings, were finding that weekly meetings did not allow enough time to write up notes or prepare for the next meeting. Settlement boundaries had been considered at the last meeting. Truro and the villages within the plan area need to be protected from development encroaching on green buffer areas such as New Mills. It was important to establish the equivalent of green belts to protect against urban sprawl.

The next meeting of the TKNP would be taking place on 14 May and would be on the subject of connectivity and transport.

441 CORRESPONDENCE

(i) Appeal Decision – The Barn, Coosebean Lane (PA18/08021)

The Chairman reported that notification of an appeal decision had been received for the above, explaining Truro City Council had not been consulted on the original application as conversion of certain types of agricultural buildings were considered to fall under a similar order to Permitted Development Rights. However, in this instance, Cornwall Council refused the deemed approval and therefore the applicant took it to appeal, where it was allowed.

The Planning Clerk would check with the Case Officer whether this now meant the applicant would have to submit a full planning application.

(ii) Notice of Appeal – Penmere & Trelyn, The Crescent (PA18/07302)

Councillor Vella (Chairman) reported a notice of appeal for the above application, which had been refused by Cornwall Council. It was confirmed the official closing date for comment was Monday 6 May but as this was a Bank Holiday, comments were expected to be submitted by 2pm on Friday 3 May. It was agreed that a written version of the three-minute refusal speech given by Councillor Webb (Vice-Chairman) when the application was considered by Cornwall Council would be sent as a letter.

(iii) Land Disposal Consultation, Great Western Rail Staff Association and Periphery Land

Further to Minute 401 (ii) (4.04.2019), Councillor Vella (Chairman) received a second response from Dominic Browne, Development Surveyor at Network Rail, which was felt entirely missed the point the City Council was trying to make about how the land was unsuitable for housing. It was therefore likely that once the land had been purchased and a proposal had been submitted for housing, the City Council would need to raise the matter under planning policy.

(iv) Tree Preservation Order – Not Confirmed – The Old Abattoir

The City Council had received a notification that Cornwall Council had made the decision not to confirm the above Tree Preservation Order as it is considered that tree protection can be controlled by way of planning conditions.

The meeting closed at 8:10pm.

CHAIRMAN

Schedule 1

PLANNING APPLICATIONS – FOR THE MEETING OF 2 MAY 2019

SCHEDULE 1 – To Receive a Single Recommendation for the Entire Schedule at the Meeting.

If Members of the Planning Committee wish for an application to be transferred to Schedule 2, please inform the Chairman and Clerk by Thursday 25 April at 5pm for it to be included on the agenda. Please use material planning considerations only.

If the recommendation already states “transfer to schedule 2” there is no need to comment further on this application until the meeting.

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
PA19/02745 Land at Boscawen Park, Malpas Road Mr Liam Shoemith	Seeking consent for works to fell a tree subject to a TPO	Tregolls	Niamh Ashworth	Approval recommended
PA19/02750 2 Penwerris Road Mr Barry Oates	Single storey extension to rear of existing single storey residential dwelling	Trehaverne	Niamh Ashworth	Approval recommended subject to no sustainable objections from the neighbours.
PA19/02294 Park and Ride, Threemilestone David Edwards, Cornwall Council	Variation of condition 4 (restricting operational hours of the Park and Ride service to between 0645 and 2030, Monday to Saturday) of decision MC14/0723/09/B. Proposed new times of 0600 to 2200 Monday to Sunday, with 9 occasions a year of 0600-2400 to meet the requirements of the Stadium for Cornwall and to increase opportunities to extend service to meet the needs of those working and visiting Truro City Centre.	Kenwyn Parish	Matthew Doble	Schedule 2
PA19/02945 78 Upland Crescent Mrs Callow	Oak situated on Trevithick Road side of property. Crown raise to six metres, removal of diseased/deadwood as necessary and fitting of bat box.	Tregolls	Niamh Ashworth	Schedule 2

Schedule 1

PA19/02661 40 St Clements Close Mr R Atkinson	Proposed conversion of dwelling into two, one-bedroom flats including external stairs and privacy screen to the rear.	Tregolls	Tim Marsh	Schedule 2
PA19/02819 Truro City Council, Municipal Buildings Mr Simon Crick (Hall for Cornwall)	Replacement of roof lights, removal of cupboards, replacement of failed steel bell frame and consequential masonry repairs. (LBC)	Boscawen	Martin Woodley	Schedule 2
PA19/03117 Woodlands, 7 Tremorvah Crescent Mrs Silvester	T1 Lime – Remove 4 lowest branches over garden of 15 Woodland Court only. These branches are overhanging the hot tub and cause shading. Branches to be removed are not bigger than 10cm diameter. Crown raise as part of BS3998. Please see photos.	Boscawen	Camellia Bullingham	Refusal recommended due to lack of justification. Lime trees are very important sources of nectar for bees and other insects and continued protection is essential.
PA19/02782 66 St Clements Close Mr Sultan Ahmed	Proposed conversion of garage to flat	Tregolls	Tim Marsh: fails to provide a satisfactory living environment conducive to the health and wellbeing of potential future residents and existing neighbouring residents by reason of its constrained internal living space, lack of satisfactory provision for storage, car parking and inadequate outdoor private amenity space.	Refusal recommended in support of case officer's report.
PA19/03019 17 Boscawen Street Mr Ben French HSBC CRE	Advertisement consent for fascia signs, projecting sign, ATM sign on replacement glazing, nameplate, digital marketing and wayfinding signs	Boscawen	Tim Marsh	Approval recommended subject to the digital marketing panel only being in use during operational hours.
PA19/03028 3 Parkvedras Terrace Mr F Kilner	Proposed rear single storey infill extension.	Redannick	Jeremy Content: Looking at the plans, I have no particular concerns, there will remain a small outdoor space for bin storage and there is a storage building accessed from the remaining outdoor space to provide storage for bicycles and other domestic	Approval recommended

Schedule 1

			paraphernalia. No evident impact on neighbours.	
PA19/02898 1-2 Duke Street Mr Neil Phillips, On the Rocks (Bars) Ltd.	Change of use from A1 (retail) to A4 (drinking establishments) (with expanded food provision). Proposed decals with name and opening times on windows. Retention of swinging sign and A4 board.	Boscawen	Martin Woodley:	Schedule 2
PA19/02186 1 Trennick Row Dr K Comber	Listed building consent for installation of ensuite (an existing dressing room previously approved but expired). Removal and replacement of wrought iron gates to the front entrance.	Tregolls	Jacque Byatt	Approval recommended subject to the requirements of the Conservation Officer regarding materials and method.
PA19/03345 1 Upper Lemon Villas Lemon Street Mrs Susan Warrillow	1 Monterey Pine to fell because of excessive shading and dominating. This will allow a Silver Birch, which is adjacent to the Pine tree, to grow properly. (There is only 1 Monterey Pine in the garden). There is 1m between the Birch and Pine. There are 6 further trees but all are fairly small/all different varieties.	Redannick	Samuel Fuller	Schedule 2

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 2 MAY 2019
SCHEDULE 2 – Applications to be considered at the Meeting.

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA19/02294 Park and Ride, Threemilestone David Edwards, Cornwall Council	Variation of condition 4 (restricting operational hours of the Park and Ride service to between 0645 and 2030, Monday to Saturday) of decision MC14/0723/09/B. Proposed new times of 0600 to 2200 Monday to Sunday, with 9 occasions a year of 0600-2400 to meet the requirements of the Stadium for Cornwall and to increase opportunities to extend service to meet the needs of those working and visiting Truro City Centre.	Kenwyn Parish	Matthew Doble	
(2) PA19/02661 40 St Clements Close Mr R Atkinson	Proposed conversion of dwelling into two, one-bedroom flats including external stairs and privacy screen to the rear.	Tregolls	Tim Marsh	
(3) PA19/02819 Truro City Council, Municipal Buildings Mr Simon Crick (Hall for Cornwall)	Replacement of roof lights, removal of cupboards, replacement of failed steel bell frame and consequential masonry repairs. (LBC)	Boscawen	Martin Woodley	
(4) PA19/02898 1-2 Duke Street Mr Neil Phillips, On the Rocks (Bars) Ltd.	Change of use from A1 (retail) to A4 (drinking establishments) (with expanded food provision). Proposed decals with name and opening times on windows. Retention of swinging sign and A4 board.	Boscawen	Martin Woodley	
(5) PA19/02945 78 Upland Crescent Mrs Callow	Oak situated on Trevithick Road side of property. Crown raise to six metres, removal of diseased/deadwood as necessary and fitting of bat box.	Tregolls	Niamh Ashworth	

Schedule 2

<p>(6) PA19/03345 1 Upper Lemon Villas Lemon Street Mrs Susan Warrillow</p>	<p>1 Monterey Pine to fell because of excessive shading and dominating. This will allow a Silver Birch, which is adjacent to the Pine tree, to grow properly. (There is only 1 Monterey Pine in the garden). There is 1m between the Birch and Pine. There are 6 further trees but all are fairly small/all different varieties.</p>	<p>Redannick</p>	<p>Samuel Fuller</p>	
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