

**MEETING OF THE PLANNING COMMITTEE HELD THURSDAY 6 JUNE 2019  
at 7.00 pm**

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

**APOLOGIES:** Apologies for absence were reported from Councillors Biscoe, Nolan and Smith (The Mayor)

Also in attendance: Ms Sarah Douglas-Martin, Resident  
Mr & Mrs Winnan - 47 Treworder Road (PA19/03650)  
Mr & Mrs Parkin – 25 Tinney Drive (PA19/03408)  
Mrs Sadie Mitchell – 31 Bosvean Gardens (PA19/04021)

**24 DISCLOSURES OR DECLARATIONS OF INTEREST**

The following declarations of interest were reported:

(i) **47 Treworder Road** (PA19/03650) (Minute 26, (b)(i))  
Councillor Vella (Chairman) declared an interest in the above item as he knows the applicant.

(ii) **25 Tinney Drive** (PA19/03408) (Minute 26, (b)(ii))  
Councillor Mrs Swain declared an interest in the above item as she is a neighbour.

(iii) **9 Lower Redannick** (PA19/02700) (Minute 26, (b)(vi))  
Councillor Tamblyn declared an interest in the above item as the applicant is his employer.

**25 MINUTES**

The Minutes of the meeting held 2 May 2019, having been before Council on 20 May 2019, were signed as a correct record.

**26 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) **47 Treworder Road** (1)  
(PA19/03650)  
Unanimous approval recommended subject to the colours and materials matching the existing.

Proposer: Councillor Ellis

Seconder: Councillor Tamblyn

Councillor Vella (Chairman) declared an interest in the above application, left the room during discussion, and did not vote on the above recommendation. Councillor Webb (Vice-Chairman) took the Chair for this item.

Councillor Vella resumed his position as Chairman following the vote of the above recommendation.

(ii) **25 Tinney Drive (8)**  
(PA19/03408)

Refusal recommended for the construction of a garage with loft room and enlargement of balcony due to concern over the inclusion of the dormer above the garage, and the garage opening directly onto the pavement which could be a hazard for pedestrians. The applicant was invited to submit a revised proposal with a more appropriate design.

Proposer: Councillor Vella (Chairman)

Councillors Ellis and Tamblyn wished for their names to be recorded as having voted against the above recommendation.

As Councillor Mrs Swain declared an interest in the above application, she left the room during discussion and did not vote on the above recommendation.

(iii) **31 Bosvean Gardens (11)**  
(PA19/04021)

Unanimous approval recommended for the construction of an attached garage on the condition the hedge be retained, and the garage is retained for use as a garage only.

Proposer: Councillor Wells  
Seconder: Councillor Ellis

(iv) **23 Daniell Street (2)**  
(PA19/01885)

Unanimous refusal for the Listed Building Consent for refurbishment due to the damage caused to a Grade II Listed Building by the removal of original historical fabric, and the use of inappropriate materials and style of windows and door.

Proposer: Councillor Vella (Chairman)

(v) **Land at Boscawen Park (3)**  
(PA19/02479)

Unanimous refusal in line with the City Council's refusal of the original application, and due to its inappropriate location in the setting of a Grade I Listed Building, Truro Cathedral. Members felt the design and materials should be more sympathetic to the site's location.

Proposer: Councillor Webb  
Seconder: Councillor Wells

(vi) **9 Lower Redannick (4)**  
(PA19/02700)

Approval recommended subject to the removal of the roof lights from the front elevation, and the condition there is no time gap between demolition and rebuilding. Members also requested the applicant reconsiders the form of the windows to respect those of the adjoining neighbour.

Proposer: Councillor Ellis  
Seconder: Councillor Webb

Councillor Mrs Carlyon wished for her name to be recorded as having voted against the above recommendation, and Councillor Tamblyn abstained from voting due to his having declared an interest.

(vii) **6 Walsingham Place** (5)  
(PA19/03163)

Approval recommended for the installation of fibre optic broadband.

Proposer: Councillor Wells  
Seconder: Councillor Ellis

(viii) **Land at Trevithick Road** (6)  
(PA19/03254)

Unanimous approval recommended in principle for outline permission for one dwelling, subject to addressing Councillors' concerns of the current access being directly opposite the bus stop and its closeness to the junction at Tregolls Road. Members felt access should either be further north of its current position, or from Tremorvah Barton (with the repositioning of the dwelling to an east-west orientation).

Proposer: Councillor Vella (Chairman)

(ix) **39 Bosvean Gardens** (7)  
(PA19/03267)

Unanimous approval recommended for the proposed single storey extensions to front and rear of dwelling with lean-to roof.

Proposer: Councillor Webb  
Seconder: Councillor Ellis

(x) **Dental Lab, 30 River Street** (9)  
(PA19/03679)

Approval recommended for the change of use.

Proposer: Councillor Ellis  
Seconder: Councillor Tamblyn

Councillor Mrs Carlyon wished for her name to be recorded as having voted against the above recommendation, and Councillor Vella (Chairman) abstained from voting.

(xi) **4 Kenwyn Street** (10)  
(PA19/03771)

Unanimous refusal recommended for the signage application due to being inappropriate for the Conservation Area in scale, design and internal illumination, contrary to the requirements of Policy C5 of the Truro and Kenwyn Neighbourhood Plan.

Proposer: Councillor Vella (Chairman)

(xii) **194 Bodmin Road** (12)  
(PA19/04102)

Unanimous approval recommended for the construction of a balcony subject to there being no sustainable objections from the neighbours and the Case Officer's concerns being resolved.

Proposer: Councillor Ellis

Seconder: Councillor Vella (Chairman)

(xiii) **2 Chirgwin Road** (13)  
(PA19/04288)

Unanimous approval recommended for the rear single storey extension.

Proposer: Councillor Webb  
Seconder: Councillor Wells

(xiv) **64 Daniell Road** (15)  
(PA19/04499)

Unanimous approval recommended subject to changing the roof from metal to slate.

Proposer: Councillor Wells  
Seconder: Councillor Ellis

**27 NEIGHBOURHOOD PLANS**  
**St Clement Parish Neighbourhood Development Plan**

Members briefly discussed the pre-submission of the St Clement Parish Neighbourhood Development Plan, a link to which was circulated prior to the meeting. The consultation period would run until 19 June 2019.

Following discussion, it was proposed by the Chairman and

**RESOLVED** that the Planning Clerk respond to St Clement Parish, thanking them for writing and commenting the City Council welcomes the St Clement Parish Neighbourhood Development Plan and recommends adoption.

**28 TRURO CONSERVATION AREA ADVISORY COMMITTEE**

(i) **Constitution and Membership** (Appendix 3)  
Further to Minute 398 (page 216, 04.04.19), Members considered a draft constitution and membership (Appendix 3). Discussion was had surrounding the remit of the committee, and the Planning Clerk explained that Cornwall Council viewed any recommendations made by the committee as the same as a public comment. Councillor Wells confirmed there was no conflict with the committee being a sub-committee of the Planning Committee on these grounds.

Councillors discussed the membership of the committee and agreed that Councillor Mrs Carlyon would speak to Daphne Worraker and Councillor Vella (Chairman) would write to Hugh Lander about their potential membership.

It was confirmed that any member of the committee would need to agree to the Code of Conduct that Councillors abide to as the group would be a sub-committee of the Council.

It was also confirmed the Planning Assistant, Rachel Hooper, would be the exclusive administrator for the committee.

Following further discussion, it was proposed by Councillor Vella (Chairman) and

**RESOLVED** the constitution, at present, be adopted, that the recommended membership was appropriate, and that the meeting should be held once a month, no more than five days before the

Planning Committee Meeting, at dates and times to be determined.  
The above details should be reviewed after six months.

**(ii) Appointment of Representative from the Council to the Truro Conservation Area Advisory Committee**

Further to Adjourned Council (20.04.19), it was proposed by Councillor Wells, seconded by Councillor Webb and

**RESOLVED** that Councillor Mrs Carlyon be appointed to represent Truro City Council on the Truro Conservation Area Advisory Committee.

**29 LANGARTH STAKEHOLDER GROUP**

Councillor Vella (Chairman) commented that as the next meeting of the Langarth Stakeholder Group would be taking place on 18 June 2019 he had nothing to report.

**30 CHAIRMAN'S REPORT**

**(i) Licensing – Cumulative Impact Zone**

The Chairman informed Members that in response to concern there was sometimes conflict between planning and licensing enforcement for the same application, Falmouth Town Council had formed a Licensing Committee to try and tackle issues relating to Falmouth's Cumulative Impact Zone. Councillor Vella (Chairman) agreed to circulate any licensing applications for Truro that fell outside of Committee dates to Members of the Planning Committee for further consideration before responding. Applications would be monitored in relation to the impact on Truro's Cumulative Impact Zone.

Councillor Ellis left the meeting at 9:00pm.

**(ii) Regulation 7 and Article 4**

Councillor Vella (Chairman) reported at the last meeting of the Truro and Kenwyn Neighbourhood Plan (TKNP) meeting consideration was given as to whether Truro City Council should submit a request to Cornwall Council asking them to consider officially requesting that the Secretary of State evoke Regulation 7 and Article 4 for Truro. Councillor Vella (Chairman) explained Regulation 7 would prevent signage from being erected in the Conservation Area without prior approval following the submission of a full planning application. An Article 4 Direction had the ability to remove permitted development rights for types of development e.g. gardens or windows, which would effectively prevent that kind of development taking place within the Conservation Area without approval of a full planning application. Councillor Vella (Chairman) explained the City Council would need to consider which type of development the City Council wanted to specify which permitted development rights it wished to be removed in order to make the request to Cornwall Council.

The Chairman commented Penryn had evoked Article 4 and it would be worth looking at this in detail.

Following discussion, the Chairman offered to speak to Rob Lacey and Martin Woodley from Cornwall Council's Planning Department to seek advice on the best way to submit a detailed, researched request to Cornwall Council to evoke Regulation 7 and Article 4 for Truro. The Chairman would report back to the Committee at a later date.

**31 CORRESPONDENCE**

There was no correspondence to report as it had already been covered in the Chairman's report.

The meeting closed at 9:07pm.

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CHAIRMAN

# Schedule 1

## PLANNING APPLICATIONS – FOR THE MEETING OF 6 JUNE 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 30 May 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
<b>PA19/01885</b> <b>23 Daniell Street</b> <b>Mrs L Alexa-Smith</b>	Listed building consent for refurbishment.	<b>Redannick</b>	<b>Janice Taylor:</b> The application is for the retention of refurbishment works to a Grade II Listed Building, I have asked for advice from our Historic Environment Officer and will pass it on to you if I receive it before your meeting.	Schedule 2
<b>PA19/02479</b> <b>Land at Boscawen Park</b> <b>Mr Mark Jadav</b>	Erection of a steel building with a timber rainscreen to act as a boat store for Truro Canoe Club (re-submission of planning application after the previous decision PA14/06611).	<b>Tregolls</b>	<b>Tim Marsh:</b>	Schedule 2
<b>PA19/02700</b> <b>9 Lower Redannick</b> <b>Mr and Mrs K Tregunna</b>	Proposed demolition and re-building of existing bungalow featuring loft conversion and parking to the front.	<b>Redannick</b>	<b>James Moseley:</b> I have not been out on site yet, but from the plans it appears the changes resulting from the application will be fairly minimal; I am likely therefore to be supportive. However, this is only taken from an initial look at the plans, and I shall need to confirm following a more in depth assessment on site.	Schedule 2
<b>PA19/03163</b> <b>6 Walsingham Place</b> <b>Mr William Spencer Woods</b>	Listed building consent for the installation of fibre optic broadband	<b>Boscawen</b>	<b>Camellia Bullingham:</b> The application appears reasonable however I am awaiting a response from the Historic Environment Team, these comments will form the basis of my decision on this application.	Schedule 2

# Schedule 1

<p><b>PA19/03254</b>  <b>Land at Trevithick Road</b>  <b>Michael Williams</b>  <b>Addington Fund</b></p>	<p>Outline planning for one residential dwelling with some matters (appearance, landscaping, layout and scale) reserved</p>	<p><b>Boscawen</b></p>	<p><b>Martin Woodley:</b> I went on site to review this application this morning and placed the site notice. The outline application has been submitted following a recent positive pre-application enquiry where the principle was supported. The key constraints and issues focus on the impact on the existing trees on and adjoining the site – several of which are protected by a TPO. Feedback comments from the Council's Forestry Officer will be crucial on this one but at this stage the feasibility layout indicates that a dwelling could be sited outside identified tree protection zones with access and a reasonable area of private amenity space. With such matters as the scale, appearance and final layout being reserved for future consideration as the application is in outline only, it is difficult to assess the impact on neighbours. However, having seen the site there would appear to be scope for satisfactory separation between the existing dwellings and a proposal on site in principle.</p>	<p>Schedule 2</p>
<p><b>PA19/03267</b>  <b>39 Bosvean Gardens</b>  <b>Mr M Vanes</b></p>	<p>Proposed single storey extensions to front and rear of dwelling with lean-to roof.</p>	<p><b>Redannick</b></p>	<p><b>Camellia Bullingham:</b></p>	<p>Schedule 2</p>

# Schedule 1

<p><b>PA19/03383</b>  <b>Brewery Newham Road</b>  <b>Mrs Steve Skinner</b>  <b>Skinner Brewing Co</b></p>	<p>Siting of 2no. grain/bins silos in the rear storage yard.</p>	<p><b>Redannick</b></p>	<p><b>James Moseley:</b></p>	<p>Approval recommended although the cladding seems unnecessary as the simple functional appearance of the silos seems quite acceptable and appropriate.</p>
<p><b>PA19/03392</b>  <b>6 Kenwyn Gardens</b>  <b>Mr Ian Macfarlane</b></p>	<p>Works to trees.          Subject to a TPO.</p>	<p><b>Trehaverne</b></p>	<p><b>Samuel Fuller:</b> The main assessment for whether the works are appropriate shall be made by our forestry officer. They have been consulted and shall upload comments in due course.</p>	<p>Approval recommended subject to replacement planting in accordance with the requirements of the Tree Officer.</p>
<p><b>PA19/03408</b>  <b>25 Tinney Drive</b>  <b>Miss Harriet Parkin</b></p>	<p>Construction of a garage with loft room and enlargement of existing balcony.</p>	<p><b>Tregolls</b></p>	<p><b>Janice Taylor:</b></p>	<p>Schedule 2</p>
<p><b>PA19/03650</b>  <b>47 Treworder Road</b>  <b>Mr and Mrs T Winnan</b></p>	<p>Dormer window extension and attic conversion.</p>	<p><b>Redannick</b></p>	<p><b>Janice Taylor:</b> The proposal follows on from a previous approval for a ground floor extension to the rear of the main dwelling. At the time a flat roofed dormer extension was proposed and this element of the scheme was removed from the previous application. I was shown alternative designs prior to the submission of this current application and considered that the scheme that is now submitted was the preferred option. I understand that the applicant or agent also discussed the proposal with a member of Truro City Council prior to the submission of this application who also considered this the preferred option.</p>	<p>Schedule 2 (Councillor has declared an interest)</p>

# Schedule 1

<p><b>PA19/03694</b>  <b>3 Ferris Town</b>  <b>Mr and Mrs Manico</b></p>	<p>Listed Building Consent for re-rendering area of front elevation.</p>	<p><b>Boscawen</b></p>	<p><b>Claire Broughton:</b> I haven't been to the site or assessed the situation yet but cannot see any problems provided the Historic Environment Officer has no objections and subject to the details of the render.</p>	<p>Approval recommended subject to requirements of the Conservation Officer regarding correct materials and workmanship and agreement on the extent of the re-rendering which may need to be greater than indicated on the drawing.</p>
<p><b>PA19/03677</b>  <b>2 Trewinnard Court</b>  <b>Mr I Lewis</b></p>	<p>Norway Spruce (T1) – fell because of poor form with split leader and thin lower crown, plus ten degree lean towards neighbouring property, adding to owner's concerns. Incongruous mix with surrounding broadleaved sycamore and ash. Currently suppressing adjacent native ash tree. Replace with one 1.8m small-leaved lime in similar position.</p>	<p><b>Trehaverne</b></p>	<p><b>Niamh Ashworth:</b> I will consult with one of our Tree Advocates and get back to you with some comments.</p>	<p>Approval recommended subject to confirmation from Cornwall Council's Tree Officer that felling and replacement are appropriate.</p>
<p><b>PA19/03679</b>  <b>Dental Lab 30 River Street</b>  <b>Mr J Bryant</b></p>	<p>Change of use from B1 Office to Sui generis tattoo studio.</p>	<p><b>Boscawen</b></p>	<p><b>Claire Broughton:</b> I've not been to the site as yet but do not foresee any issues at this stage.</p>	<p>Schedule 2</p>
<p><b>PA19/03771</b>  <b>4 Kenwyn Street</b>  <b>Davis RAL Ltd</b></p>	<p>Advertisement consent for 5no. fascia signs powder coated folded aluminium panel with vinyl graphics; 2 no. fascia signs powder coated folded aluminium panel with halo illuminated letters and 1 no. panel mounted projecting sign with pelmet illumination.</p>	<p><b>Redannick</b></p>	<p><b>Niamh Ashworth:</b></p>	<p>Schedule 2</p>
<p><b>PA19/03777</b>  <b>5 Frances Street</b>  <b>Mr J Wood</b></p>	<p>Change of use of former beauty salon (sui generis) on first floor to residential flat.</p>	<p><b>Boscawen</b></p>	<p><b>James Moseley:</b> This has only just come through, so haven't visited or fully assessed yet. I note the application is only a change of use, and the design statement confirms there are no physical external changes.</p>	<p>Approval recommended</p>

# Schedule 1

<p><b>PA19/04021</b>  <b>31 Bosvean Gardens</b>  <b>Mr and Mrs Mitchell</b></p>	<p>Proposed construction of attached garage.</p>	<p><b>Redannick</b></p>	<p><b>Janice Taylor:</b> As you may know this site was approved on appeal for the construction of a two storey dwelling. It is noted that originally, the proposal included the garage now proposed but this was omitted when the appeal was submitted. I have read through the appeal inspectors statement and can find no comments relating to previously submitted plans. Therefore, I do not consider that the proposal for the garage extension would be significantly contentious, however, I am aware of the issues and history relating to this site.</p>	<p>Schedule 2</p>
<p><b>PA19/04102</b>  <b>194 Bodmin Road</b>  <b>Mr and Mrs S Knowles</b></p>	<p>Construction of a balcony</p>	<p><b>Boscawen</b></p>	<p><b>Stacey Lowe:</b> The site is well screened by existing trees along the boundary. Although the property is situated higher than the road, the proposed balcony would not be highly conspicuous. There is already a degree of overlooking from the dormer however a site visit will be undertaken to ensure the proposal would not cause any significant additional overlooking impact. Overall I would support the application subject to no overlooking impacts.</p>	<p>Schedule 2</p>

# Schedule 1

<b>PA19/04276</b> <b>2 Moresk Gardens</b> <b>Mr James</b>	Oak and Eucalyptus	<b>Boscawen</b>	<b>Camellia Bullingham:</b>	Approval recommended subject to the requirements of the Tree Officer.
<b>PA19/04277</b> <b>Greenbank, Agar Road</b> <b>Mr Sellwood</b>	Copper Beech – remove the overhanging limbs from the house side of the tree, the tree is touching the building, and the garden/house have minimal light coming in due to the tree	<b>Boscawen</b>	<b>Camellia Bullingham:</b>	Approval recommended subject to the requirements of the Tree Officer.
<b>PA19/03050</b> <b>16 Trehaverne Vean</b> <b>Mr Ian Fitzgerald</b>	Application for works to a tree subject to a tree preservation order – Works to a Horse Chestnut.	<b>Trehaverne</b>	<b>Camellia Bullingham:</b> As this is a tree application I am awaiting a consultee response from the tree officer who will inform the decision.	Approval recommended subject to the works being carried out to BS 3998:2010 and in accordance with the requirements of the Tree Officer.
<b>PA19/04296</b> <b>Unit 3 Nalders Court,</b> <b>Pydar Street</b> <b>Miss V Thompson</b>	Prior Approval (Class C) for change of use from retail (Use Class A1) to licensed café (Use Class A3)	<b>Boscawen</b>	<b>Camellia Bullingham:</b>	Approval recommended
<b>PA19/04288</b> <b>2 Chirgwin Road</b> <b>Mr and Mrs Worthington</b>	Rear single storey extension	<b>Tregolls</b>	<b>Camellia Bullingham:</b>	Schedule 2
<b>PA19/04499</b> <b>64 Daniell Road</b> <b>Mr and Mrs Amran</b>	Demolition of existing detached dwelling and replacement with new 2 storey 4 bedroomed detached house and integral garage.	<b>Redannick</b>	<b>Tim Marsh:</b> The proposal appears to be acceptable in principle although I have yet to visit the site and will need to make a detailed assessment before reaching a firm conclusion.	Schedule 2

# Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 6 JUNE 2019  
SCHEDULE 2 – Applications to be considered at the Meeting.

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
<b>(1) PA19/03650</b> <b>47 Treworder Road</b> <b>Mr and Mrs T Winnan</b>	Dormer window extension and attic conversion.	<b>Redannick</b>	<b>Janice Taylor:</b> The proposal follows on from a previous approval for a ground floor extension to the rear of the main dwelling. At the time a flat roofed dormer extension was proposed and this element of the scheme was removed from the previous application. I was shown alternative designs prior to the submission of this current application and considered that the scheme that is now submitted was the preferred option. I understand that the applicant or agent also discussed the proposal with a member of Truro City Council prior to the submission of this application who also considered this the preferred option.	Conditional approval recommended
<b>(2) PA19/01885</b> <b>23 Daniell Street</b> <b>Mrs L Alexa-Smith</b>	Listed building consent for refurbishment	<b>Redannick</b>	<b>Janice Taylor:</b> The application is for the retention of refurbishment works to a Grade II Listed Building, I have asked for advice from our Historic Environment Officer and will pass it on to you if I receive it before your meeting.	Unanimous refusal recommended
<b>(3) PA19/02479</b> <b>Land at Boscawen Park</b> <b>Mr Mark Jadav</b>	Erection of a steel building with a timber rainscreen to act as a boat store for Truro Canoe Club (re-submission of planning application after the previous decision PA14/06611).	<b>Tregolls</b>	<b>Tim Marsh:</b>	Unanimous refusal recommended

# Schedule 2

<p><b>(4) PA19/02700</b>  <b>9 Lower Redannick</b>  <b>Mr and Mrs K Tregunna</b></p>	<p>Proposed demolition and re-building of existing bungalow featuring loft conversion and parking to the front.</p>	<p><b>Redannick</b></p>	<p><b>James Moseley:</b> I have not been out on site yet, but from the plans it appears the changes resulting from the application will be fairly minimal; I am likely therefore to be supportive. However, this is only taken from an initial look at the plans, and I shall need to confirm following a more in depth assessment on site.</p>	<p>Conditional approval recommended</p>
<p><b>(5) PA19/03163</b>  <b>6 Walsingham Place</b>  <b>Mr William Spencer Woods</b></p>	<p>Listed Building Consent for the installation of fibre optic broadband</p>	<p><b>Boscawen</b></p>	<p><b>Camellia Bullingham:</b> The application appears reasonable however I am awaiting a response from the Historic Environment Team, these comments will form the basis of my decision on this application.</p>	<p>Approval recommended</p>
<p><b>(6) PA19/03254</b>  <b>Land at Trevithick Road</b>  <b>Michael Williams</b>  <b>Addington Fund</b></p>	<p>Outline for one residential dwelling with some matters (appearance, landscaping, layout and scale) reserved.</p>	<p><b>Boscawen</b></p>	<p><b>Martin Woodley:</b> I went on site to review this application this morning and placed the site notice.  The outline application has been submitted following a recent positive pre-application enquiry where the principle was supported. The key constraints and issues focus on the impact on the existing trees on and adjoining the site – several of which are protected by a TPO. Feedback comments from the Council’s Forestry Officer will be crucial on this one but at this stage the feasibility layout indicates that a dwelling could be sited outside identified tree protection zones with access and a reasonable area of private amenity space.  With such matters as the scale, appearance and final layout being reserved for future consideration as the application is in outline only, it is difficult to assess the impact on neighbours. However, having seen the site there would appear to be scope for satisfactory separation between the existing dwellings and a proposal on site in principle.</p>	<p>Conditional approval recommended</p>

# Schedule 2

<p><b>(7) PA19/03267</b>  <b>39 Bosvean Gardens</b>  <b>Mr M Vanes</b></p>	<p>Proposed single storey extensions to front and rear of dwelling with lean-to roof.</p>	<p><b>Redannick</b></p>	<p><b>Camellia Bullingham:</b></p>	<p>Approval recommended</p>
<p><b>(8) PA19/03408</b>  <b>25 Tinney Drive</b>  <b>Miss Harriet Parkin</b></p>	<p>Construction of a garage with loft room and enlargement of existing balcony.</p>	<p><b>Tregolls</b></p>	<p><b>Janice Taylor:</b></p>	<p>Refusal recommended</p>
<p><b>(9) PA19/03679</b>  <b>Dental Lab 30 River Street</b>  <b>Mr J Bryant</b></p>	<p>Change of use from B1 Office to Sui generis tattoo studio</p>	<p><b>Boscawen</b></p>	<p><b>Claire Broughton:</b> I've not been to the site as yet but do not foresee any issues at this stage.</p>	<p>Approval recommended</p>
<p><b>(10) PA19/03771</b>  <b>4 Kenwyn Street</b>  <b>Davis RAL Ltd</b></p>	<p>Advertisement consent for 5no. fascia signs powder coated folded aluminium panel with vinyl graphics; 2no. fascia signs powder coated folded aluminium panel with halo illuminated letters and 1 no. panel mounted projecting sign with pelmet illumination.</p>	<p><b>Redannick</b></p>	<p><b>Niamh Ashworth:</b></p>	<p>Refusal recommended</p>
<p><b>(11) PA19/04021</b>  <b>31 Bosvean Gardens</b>  <b>Mr and Mrs Mitchell</b></p>	<p>Proposed construction of attached garage</p>	<p><b>Redannick</b></p>	<p><b>Janice Taylor:</b> As you may know this site was approved on appeal for the construction of a two storey dwelling. It is noted that originally, the proposal included the garage now proposed but this was omitted when the appeal was submitted. I have read through the appeal inspectors statement and can find no comments relating to previously submitted plans. Therefore, I do not consider that the proposal for the garage extension would be significantly contentious, however, I am aware of the issues and history relating to this site.</p>	<p>Conditional approval recommended</p>

# Schedule 2

<p><b>(12) PA19/04102</b>  <b>194 Bodmin Road</b>  <b>Mr and Mrs S Knowles</b></p>	<p>Construction of a balcony</p>	<p><b>Boscawen</b></p>	<p><b>Stacey Lowe:</b> The site is well screened by existing trees along the boundary. Although the property is situated higher than the road, the proposed balcony would not be highly conspicuous. There is already a degree of overlooking from the dormer however a site visit will be undertaken to ensure the proposal would not cause any significant additional overlooking impact. Overall I would support the application subject to no overlooking impacts.</p>	<p>Conditional approval recommended</p>
<p><b>(13) PA19/04288</b>  <b>2 Chirgwin Road</b>  <b>Mr and Mrs Worthington</b></p>	<p>Rear single storey extension</p>	<p><b>Tregolls</b></p>	<p><b>Camellia Bullingham:</b></p>	<p>Approval recommended</p>
<p><b>(14) PA19/04499</b>  <b>64 Daniell Road</b>  <b>Mr and Mrs Amran</b></p>	<p>Demolition of existing detached dwelling and replacement with new 2 storey 4 bedroomed detached house and integral garage.</p>	<p><b>Redannick</b></p>	<p><b>Tim Marsh:</b> The proposal appears to be acceptable in principle although I have yet to visit the site and will need to make a detailed assessment before reaching a firm conclusion.</p>	<p>Conditional approval recommended</p>

## Truro Conservation Area Advisory Committee (TCAAC)

### Committee Members

**Chairman of Planning Committee:** Councillor Vella

**Vice Chairman of Planning Committee:** Councillor Webb

**A Representative of the Planning Committee:**

**Mayor of Truro City Council (ex-officio):** Councillor Smith

**Deputy-Mayor (ex-officio):** Councillor Biscoe

**A representative of the RICS:** by invitation (previously James Bright)

**A representative of the RIBA:** by Invitation (previously Maurice Vella)

**A representative of the Civic Society:** (previously Councillor Mrs Carlyon, appointed by Planning Committee) by invitation Daphne Worraker if Cllr Mrs Carlyon is appointed to represent the Planning Committee.

**Independent historic buildings consultant:** By invitation Eric Berry

**A representative of Cornwall Council:** By invitation Nick Cahill

### When

Once a month on the Tuesday before the Planning Committee Meeting at 10.30 a.m.

### Where

Truro City Council

Temporarily at

Truro Library

Union Place

Truro

TR1 1EP

### Purpose

To act in an advisory capacity to the Planning Committee on applications within the Conservation Area. The Committee is a sub-committee of the Planning Committee but is an advisory body only; it is not a statutory consultee.

Recommendations from the TCAAC will also be submitted to Cornwall Council and considered independently as a “public comment”.