

**CAMBORNE TOWN COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE 18<sup>th</sup> APRIL 2017**

MINUTES of the meeting of the Planning & Development Committee of Camborne Town Council held in the Council Office, The Basset Centre, Basset Road, Camborne on Tuesday 18<sup>th</sup> April 2017 at 6.30 pm.

PRESENT Councillor J Collins Chairman  
Councillor D Atherfold  
Councillor T Dalley  
Councillor C Godolphin  
Councillor G Winter

In Attendance: Amanda Mugford, Town Clerk and one member of the public.

The Chairman explained the safety procedures to all present.

**P.3616 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

**P.3616.2 RESOLVED: to receive apologies from Councillors Chalker and Mrs V Dalley for non-attendance at the meeting of the Planning Committee held on 18<sup>th</sup> April 2017**

Proposed by Councillor Winter  
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

There were no apologies received from Councillor Sanders

**P.3617 MEMBERS TO DECLARE DISCLOSABLE PECUNIARY INTERESTS AND NON REGISTERABLE INTERESTS (INCLUDING THE DETAILS THEREOF) IN RESPECT OF ANY ITEMS ON THIS AGENDA INCLUDING ANY GIFTS OR HOSPITALITY EXCEEDING £25**

The Chairman would leave the room when the Committee considered Application 17/053; he asked Councillor Godolphin to chair the meeting while he was absent.

**P.3618 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.3619 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman and Vic Chairman had submitted a delegated decision of no objection to Planning Application PA17/02774 for non-material amendments due to design development at Selwood Garage, North Roskear Road. This had been submitted due to Cornwall Council time restraints. The Chairman expressed his disappointment at the lack of communication from Cornwall Council Planning Officers regarding pre-application comments.

**CAMBORNE TOWN COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE 18<sup>th</sup> APRIL 2017**

**P.3620 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 28<sup>TH</sup> MARCH 2017 AND THE CHAIRMAN TO SIGN THEM**

**P.3620.2 RESOLVED:** that the minutes of the meeting of the Planning and Development Committee held on 28<sup>th</sup> March 2017 were received, approved and signed by the Chairman

Proposed by Councillor Collins  
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

**P.3621 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.3622 TO CONSIDER APPENDIX 1 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND DEALT WITH UNDER THE DELEGATED PROCEDURE IN ACCORDANCE WITH MINUTE P.3280.3**

The Committee considered the recommendations of the Chairman and Vice Chairman for Appendix 1 applications and it was duly proposed and seconded that Cornwall Council be advised accordingly.

**P.3622.2 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 17/044, 17/045, 17/046, 17/047, 17/048, 17/049, 017/051 and 17/052

Proposed by Councillor Collins  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

The Chairman took the next two agenda items together to allow public speaking as there were members of the public present wishing to speak.

**P.3623 PUBLIC PARTICIPATION (SUBJECT TO STANDING ORDER 90 MEMBERS OF THE PUBLIC ARE PERMITTED TO MAKE REPRESENTATIONS, ANSWER QUESTIONS AND GIVE EVIDENCE IN RESPECT OF ANY ITEM OF BUSINESS INCLUDED IN THE AGENDA, UP TO A MAXIMUM OF FIFTEEN MINUTES). AND TO CONSIDER PLANNING APPLICATIONS RECEIVED BY THE CLERK**

**TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL**

**CAMBORNE TOWN COUNCIL**  
**PLANNING & DEVELOPMENT COMMITTEE 18<sup>th</sup> APRIL 2017**

The Committee considered Appendix 2 planning applications received from Cornwall Council and it was duly proposed and seconded that Cornwall Council be advised accordingly.

A Member of the public spoke in objection to planning application PA17/054. There had been only one positive change to the design of the dwelling where an elevation that had previously been shown as render had been changed to stone. Otherwise, there remained serious concerns regarding several aspects of the development. These were:

- Overlooking of properties situated to the west of the site;
- The inadequate size of 5m parking bays proposed for use by two cars;
- Lack of measures to mitigate flood risk.
- Safety of access.
- Adverse effect on visual amenity.
- Over large development for the site

He hoped that, in the event of Planning Officers being minded to approve the application, that the local ward member would take this application to the West Area Planning Committee for a decision.

**P.3623.2 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 17/0054 due to overlooking and access issues and inadequate Sustainable Urban Drainage Systems**

Proposed by Councillor Atherfold  
Seconded by Councillor Dalley

On a vote being taken the matter was approved unanimously.

The member of the public left the meeting at 6.48pm.

The Chairman informed the Committee that Planning Application PA/050 would be withdrawn as there was not a Tree Preservation Order on the tree in question. The Chairman left the room and Councillor Godolphin chaired the meeting while the Committee considered Planning Application 17/053. Councillor Chalker had been allocated this application but had been unable to submit a report due to ill health. It was, therefore, agreed that there was insufficient information available to take a robust view of the application.

**P.3623.3 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no comments regarding Planning Application 17/053**

Proposed by Councillor Godolphin  
Seconded by Councillor Dalley

On a vote being taken the matter was approved unanimously.

**CAMBORNE TOWN COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE 18<sup>th</sup> APRIL 2017**

The Chairman returned to the room and resumed the Chair.

- P.3623.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/055**

Proposed by Councillor Dalley  
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

Councillor Collins re-entered the meeting and resumed the Chair.

- P.3623.5 RESOLVED: that Camborne Town Council recommends refusal of Planning Application 17/056 due to drainage problems and access difficulties**

Proposed by Councillor Godolphin  
Seconded by Councillor Winter

On a vote being taken the matter was approved by a Majority. Councillor Collins voted against the motion.

A previous motion proposed by Councillor Collins and seconded by Councillor Dalley 'that the Council responds that it has no objection to Planning Application 17/056 as it accords with the Cornwall Local Plan policies 1, 2a, 3, 12, 24, 26 and concurs with the National Planning Policy Framework' fell.

- P.3623.6 RESOLVED: that Camborne Town Council responds that it has no objection to Planning Application 17/057**

Proposed by Councillor Dalley  
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

- P.3624 TO RECEIVE PLANNING APPLICATIONS FROM CORNWALL COUNCIL FOR WORKS WHICH CORNWALL COUNCIL WILL DECIDE UNDER DELEGATED AUTHORITY AND AGREE ANY COMMENTS IN ACCORDANCE WITH P.3365.2**

There were no such applications received.

- P.3625 TO RECEIVE A REPORT ON PLANNING APPLICATIONS REVIEWED BY THE CHAIRMAN AND VICE CHAIRMAN FOLLOWING ADDITIONAL INFORMATION RECEIVED FROM CORNWALL COUNCIL PLANNING OFFICERS IN ACCORDANCE WITH P.3280.4**

**CAMBORNE TOWN COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE 18<sup>th</sup> APRIL 2017**

There were no such applications.

**P.3626 TO RECEIVE A SPECIAL BULLETIN FROM CORNWALL COUNCIL REGARDING AN UPDATE ON THE TOWN PARKING REVIEW APRIL 2017**

Councillors regretted that Camborne had not been included in the Parking review

**P.3626.2 RESOLVED: to receive the Cornwall Council Special Bulletin regarding the Town Parking Review April 2017**

Proposed by Councillor Godolphin  
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

**P.3627 TO RECEIVE THE NEIGHBOURHOOD PLANNING E-BULLETIN FOR MARCH FROM CORNWALL COUNCIL**

**P.3627.2 RESOLVED: to note the Cornwall Council Neighbourhood Planning E-Bulletin for March 2017**

Proposed by Councillor Godolphin  
Seconded by Councillor Dalley

On a vote being taken the matter was approved unanimously.

**P.3628 TO RECEIVE ADVICE FROM CORNWALL COUNCIL REGARDING TEMPORARY PROHIBITION OF TRAFFIC ORDERS FOR:**

**TREVITHICK DAY 29<sup>TH</sup> APRIL 2017  
LOWER PENGEGON, PENGEGON, 3<sup>RD</sup> AND 4<sup>TH</sup> MAY 2017**

**P.3628.2 RESOLVED: to receive the Temporary Prohibition of Traffic Orders for Trevithick Day 29<sup>th</sup> April 2017 and Lower Pengegon on 3<sup>rd</sup> and 4<sup>th</sup> May 2017.**

Proposed by Councillor Godolphin  
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

The Chairman thanked all Councillors for their work on the Committee during the past municipal year. Thanks were also expressed to the Town Clerk and Miss Negus, the Administrative Assistant, for their help and support.

There being no further business the Chairman closed the meeting at 7.15pm.

**CAMBORNE TOWN COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE 18<sup>th</sup> APRIL 2017**

**APPENDIX 1**

TC Number: **17/044**  
CC Number: PA17/02490  
Development: New dwelling  
Location: 1A North Parade, Camborne, TR14 8BJ  
Grid Ref: 164870/40220  
Applicant: Mr M Lawrey  
Date Considered: 18.04.17  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

TC Number: **17/045**  
CC Number: PA17/02849  
Development: Proposed first floor extension including a rooflight and general alterations.  
Location: 2 The Old Barns, Kehelland, TR14 0DD  
Grid Ref: 162320/41072  
Applicant: Mr & Mrs Burford  
Date Considered: 18.04.17  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

TC Number: **17/046**  
CC Number: PA17/02631  
Development: Rear first floor extension.  
Location: 115 Dolcoath Road, Camborne, TR14 8RP  
Grid Ref: 165777/40395  
Applicant: Mr & Mrs P Denning  
Date Considered: 18.04.17  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

TC Number: **17/047**  
CC Number: PA17/02889  
Development: Rear first floor and front ground floor extensions to dwelling.  
Location: 10 New Road, Barripper, Camborne, TR14 0QS  
Grid Ref: 163392/38343  
Applicant: Mr T Smith  
Date Considered: 18.04.17  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

TC Number: **17/048**  
CC Number: PA17/01926  
Development: To build a timber frame work garage with store room over.  
Location: 1 Enys Road, Camborne, TR14 8TN  
Grid Ref: 164634/40601  
Applicant: Mr Michael Barton  
Date Considered: 18.04.17  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

**CAMBORNE TOWN COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE 18<sup>th</sup> APRIL 2017**

TC Number: **17/049**  
CC Number: PA17/02774  
Development: Non-material amendment (3) fro general amendments to elevations due to design development to PA13/07044 & PA16/10878  
Location: Selwood Garage, North Roskear Road, Tuckingmill, Camborne, TR14 8PU  
Applicant: Mr Ben Winchester, Kier Living  
Date Considered: 18.04.17  
Chair and Vice Chair recommendations: No Objection

TC Number: **17/051**  
CC Number: PA17/02857  
Development: Construction of block garage connected to the dwelling, connection of the front porch to the dwelling and extension and connection of rear porch to the dwelling.  
Location: 8 Bellever Parc, Camborne, TR14 8RN  
Grid Ref: 165738/40464  
Applicant: Mr Kingsley Rickard  
Date Considered: 18.04.17  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

TC Number: **17/052**  
CC Number: PA17/02659  
Development: Conversion of first floor flat into two flats with the communal use of three parking spaces to the rear of the building.  
Location: 17 Wellington Road, Camborne, TR14 7LH  
Grid Ref: 164506/40178  
Applicant: Mr Paul Smith  
Date Considered: 18.04.17  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

## **APPENDIX 2**

TC Number: **17/053**  
CC Number: PA17/02929  
Development: Proposed construction of two semi-detached dwellings with associated access and parking.  
Location: 12 Rosewarne Close, Camborne, TR14 0AA  
Grid Ref: 164511/40913  
Applicant: Mr I Wilson  
Sent To: Councillor Chalker  
Date Considered: 18.04.17  
Com Decision: No comment.

TC Number: **17/054**  
CC Number: PA17/01151  
Development: Proposed demolition of garage and store buildings and construction of dwelling.  
Location: Treswithian Farm. Park Holly, Treswithian, Camborne, TR14 7NN  
Applicant: Mr & Mrs Eddy  
Sent To: Councillor Atherfold  
Date Considered: 18.04.17  
Com Decsion: Recommend refusal due to overlooking and access issues and inadequate Sustainable Urban Drainage Systems

**CAMBORNE TOWN COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE 18<sup>th</sup> APRIL 2017**

TC Number: **17/055**  
CC Number: PA17/02960  
Development: Formation of access and hardstanding (resubmission of PA16/09860)  
Location: 27 Pendarves Road, Camborne, TR14 7QF  
Grid Ref: 164395/39528  
Applicant: Mrs J Mallard  
Sent To: Councillor Dalley  
Date Considered: 18.04.17  
Com Decision: No Objection

TC Number: **17/056**  
CC Number: PA17/02768  
Development: Erection of eight single storey dwellings and associated works.  
Location: Land Adjacent to Pengegon Villa, Higher Pengegon, Pengegon, Camborne, TR14 7UA  
Grid Ref: 165928/39729  
Applicant: Mount Lidden Ltd  
Sent To: Councillor Collins  
Date Considered: 18.04.17  
Com Decision: Recommend refusal due to drainage problems and access difficulties.

TC Number: **17/057**  
CC Number: PA17/02432  
Development: Demolition of single storey rear extension and construction of two storey rear extension and internal alterations.  
Location: 20 North Parade, Camborne, TR14 8BL  
Grid Ref: 165068/40243  
Applicant: Mr M Barnes  
Sent To: Councillor Mrs Dalley  
Date Considered: 18.04.17  
Com Decision: No Objection

SIGNED BY THE CHAIRMAN.....

DATE .....