

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 9th AUGUST 2016**

MINUTES of the meeting of the Planning & Development Committee of Camborne Town Council held in Room GW02, the Cornwall Council One Stop Shop, Dolcoath Avenue, Camborne on Tuesday 9th August 2016 at 6.30 pm.

PRESENT Councillor J Collins Chairman
Councillor T Chalker Vice Chairman
Councillor D Atherfold
Councillor T Dalley
Councillor Mrs V Dalley
Councillor J Gillingham
Councillor C Godolphin
Councillor A Sanders
Councillor S Odgers Not a member of this committee

In Attendance: Tracy Hladkij, Office Services Manager; Melanie Negus, Administrative Assistant and 10 members of the public with an additional two arriving from and until points mentioned.

It was agreed that Councillor Odgers could speak on any subject through the Chair.

The Chairman explained the safety procedures to all present.

P.3459 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3459.2 RESOLVED: that the apologies from Councillor Winter for non-attendance of the meeting of the Planning and Development Committee held on 9th August 2016 were received

Proposed by Councillor Chalker
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

No apologies were received from Councillor Teixeira.

P.3460 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

There were no declarations of interest.

P.3461 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensations requests.

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P.3462 CHAIRMAN'S ANNOUNCEMENTS

PA16/06971 Tree Works at Camborne Conservative Club. The Chairman explained that this work fell within a conservation area and would be dealt with under delegated powers.

The Chairman informed the Committee of traffic control measures at Killivose Camborne which all would need to be aware of being in place.

Network Rail had offered to meet about the Camborne Level Crossing renewal. It had been agreed that the Chairman, Vice Chairman and Councillor Godolphin would attend and make a verbal report back to the next Planning & Development Committee meeting on the 20th September.

Two members of the public entered the meeting at 6.36pm.

P.3463 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 19th JULY 2016 AND THE CHAIRMAN TO SIGN THEM

The Chairman explained that there had been a problem with the numbering at the end of the minutes dated 19th July 2016. This had been corrected in the minutes for signing and no changes had been made to the detail of the minutes.

P.3463.2 RESOLVED: that the minutes of the meeting of the Planning and Development Committee held on 19th July 2016 were received approved and signed by the Chairman

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously by those entitled to vote.

P.3464 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.3465 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 Chairman explained that PA16/06126 was within Appendix 1 due to the change in planning policy (Affordable Housing regulations).

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.

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P.3465.2 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/110, 16/111, 16/112, 16/116, 16/117, 16/119**

Proposed by Councillor Collins
Seconded by Councillor Chalker

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 wishing to speak.

P.3466 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

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

The Chairman brought forward planning application PA16/115 as there were members of the public wishing to speak on this application.

Members of the public spoke in objection to planning application PA16/115; their issues were:

- The extremely large dimensions of the proposed building
- Noise levels
- De-value in property prices
- Use as a business site
- Times of use
- Effect on other animals in surrounding green spaces
- Traffic Issues
- Expansion of the use of the site
- Concerns over a fence that has been erected

The Applicant addressed the issues in a response.

- The field was just for her dogs
- She did not plan to move her business to this site
- Field would be used to walk and train her dogs
- She had taken neighbours' concerns into account

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- She had made a number of applications
- The size of building was needed to store agility equipment

P.3466.2 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application PA16/115 with suitable planning conditions imposed to restrict operating hours and to ensure it is utilised for private/domestic purposes only, and not for business/commercial use**

Proposed by Councillor Chalker
Seconded by Councillor Collins

On a vote being taken the matter was approved by a majority.

11 Members of the public left the meeting at 7.19pm

One member of the public spoke in objection to planning application PA16/113; their issues were:

- Their objection centred on the fact that the application did not mention the removal of trees and Cornish hedges.
- It appeared that a tree and hedges would need to be removed in order to build the dwelling.

P.3466.3 RESOLVED: **to recommend that Cornwall Council refuses Planning Application PA16/113 on the grounds of loss of trees, removal of Cornish stone hedges, access and traffic congestion in the long term**

Proposed by Councillor Atherfold
Seconded by Councillor T Dalley

On a vote being taken the matter was approved by a majority.

1 member of the public left the meeting at 7.35pm

P.3466.4 RESOLVED: **to recommend that Cornwall Council refuses Planning Application PA16/114 on the grounds of over development, and overlooking of other developments also issues with parking and access**

Proposed by Councillor Atherfold
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

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- P.3466.5 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application PA16/118 subject to replacement planting of trees and adhering to BS8545-2014. Camborne Town Council is disappointed that the trees have been felled and therefore may not have adhered to BS5837-2012

Proposed by Councillor Chalker
Seconded by Councillor T Dalley

On a vote being taken the matter was approved by the majority.

- P.3466.6 RESOLVED:** to recommend that Cornwall Council refuses Planning Application PA16/120 as Camborne Town Council has grave concerns regarding the safety of access for residents of numbers 18 and 18a and overshadowing of number 18b, therefore, representing a loss of amenity

Proposed by Councillor Godolphin
Seconded by Councillor Atherfold

On a vote being taken the matter was approved by majority.

- P.3467 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**

There was no additional information received.

- P.3468 TO RECEIVE THE DRAFT CORNWALL TRAFFIC MANAGEMENT PARKING POLICY STATEMENT AND AGREE COMMENTS AND A RESPONSE IF APPROPRIATE**

Councillors raised a number of concerns about this report and agreed that a response should be sent.

- P.3468.2 RESOLVED:** that the Cornwall Traffic Management Parking Policy statement be received and it was delegated to the Chairman and Vice Chairman to respond to this policy statement

Proposed by Councillor Collins
Seconded by Councillor Godolphin
On a vote being taken the matter was approved.

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P.3469 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING THE MAKING OF DEFINITIVE MAP MODIFICATION ORDER SECTION 53 – WILDLIFE AND COUNTRYSIDE ACT 1981.THE CORNWALL COUNCIL (ADDITION OF RESTRICTED BYWAY FROM ROAD U6036 TO BRIDLEWAY 62 CAMBORNE) (PENPONDS) MODIFICATION ORDER 2016 AND TO MAKE REPRESENTATIONS OR OBJECTIONS IF APPROPRIATE

P. 3469.2 RESOLVED: that the correspondence from Cornwall Council regarding the making of definitive map modification order section 53 – wildlife and countryside act 1981. The Cornwall Council (addition of restricted byway from road U6036 to bridleway 62 Camborne) (Penponds) modification order 2016 be received

Proposed by Councillor V Dalley
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3470 TO MAKE RECOMMENDATIONS TO THE MEMBER DEVELOPMENT WORKING PARTY REGARDING THE TRAINING AND LEARNING ACTIVITIES NEEDED FOR PLANNING AND DEVELOPMENT COMMITTEE MEMBERS FOR INCLUSION IN THE 2017 MEMBER INDUCTION PROGRAMME AND ONGOING MEMBER DEVELOPMENT PROGRAMME

Councillors had discussions about the specialist training required for Members on the Planning & Development Committee. Whilst currently new members would be allocated to view applications initially with another member, other forms of training had been identified.

P. 3470.2 RESOLVED: to recommend for inclusion in the 2017 Member induction programme and ongoing Member development programme, that the training and learning activities required for Planning and Development members should include

- **A Buddy System**
- **New Councillors attend courses relevant to the responsibilities of the Planning & Development Committee as they arose**
- **Planning Training provided by Cornwall Council**

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- **All Councillors attend Chairmanship training**
- **Planning Seminars**
- **CALC Working with your Council course**
- **Provision of the NPPF guide**

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3471 TO AGREE ACTIONS AND RESPONSIBILITIES FOR THE DEVELOPMENT OF A COMPREHENSIVE ACTIVITY PLAN FOR PUBLIC ENGAGEMENT AND CONSULTATION ON THE FUTURE USE OF THE PASSMORE EDWARDS LIBRARY BUILDING AND DELIVERY OF THE LIBRARY SERVICE (FG.3003.5)

Members had a lengthy discussion on the importance of consultation for the Library. It was suggested that templates and other authority examples could be adapted to suit the Council's needs. Suggestions of ways the Council could engage with the public were discussed; they included:

- The Town Council Website
- Facebook
- Twitter
- Visits to schools and youth clubs
- Consulting users of the Library/Library computers
- Questionnaires

P.3471.2 RESOLVED: that an initial working party is set up consisting of the Town Clerk, Office Services Manager, Councillors T Dalley, Winter, Chalker and Collins. To develop a comprehensive activity plan for public engagement and consultation, on the future use of the Passmore Edwards library building and delivery of the library service (fg.3003.5). All Councillors and local residents were invited to be members of the working group.

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved by majority.

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P.3472 TO RECEIVE INFORMATION REGARDING CHANGES TO CORNWALL COUNCIL LICENSING OF STREET TRADING

P.3472.2 RESOLVED: that the information regarding changes to Cornwall Council Licensing of Street Trading was noted

Proposed by Councillor Godolphin
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

P.3473 TO RECEIVE CORRESPONDENCE FROM HANNAH HARRIS, CORNWALL COUNCIL PROJECT DEVELOPMENT OFFICER, TRANSPORT PLANNING AND STRATEGY, REGARDING CHANGES TO THE TRAFFIC SYSTEM IN NEW CONNEXION STREET, CAMBORNE

P. 3473.2 RESOLVED: that the correspondence from Hannah Harris, Cornwall Council project development officer, transport planning and strategy, regarding changes to the traffic system in New Connexion Street, Camborne was received

Proposed by Councillor V Dalley
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3474 TO RECEIVE NOTIFICATION FROM CORNWALL COUNCIL OF A TEMPORARY PROHIBITION OF TRAFFIC ORDER AT KILLIVOSE, CAMBORNE ON 22ND AUGUST 2016

P. 3474.2 RESOLVED: that the notification from Cornwall Council of a temporary prohibition of traffic order at Killivose, Camborne on 22nd August 2016 was received

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.25 pm.

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APPENDIX 1

TC Number: **16/110**
CC Number: PA16/06126
Development: Application for removal of condition 3 on Decision Notice Number PA14/09086 for construction of 4 flats with associated car parking and landscaping works, namely Affordable Housing Contribution.
Location: Land adj to Wanga House, Roskear, Camborne
Grid Ref: 165697/40765
Applicant: Mr Kevin Penrose, K P Construction Ltd
Date Considered: 09.08.17
Com Decision: No objections to Planning Application PA16/06126

TC Number: **16/111**
CC Number: PA16/050701
Development: Proposed UPVC conservatory with pitched georgian roof and concrete wall, to isde of bungalow.
Location: 40 Holman Avenue, Camborne, TR14 7JG
Grid Ref: 163991/40527
Applicant: Mr Malcolm Dunstan
Date Considered: 09.08.16
Com Decision: No objections to Planning Application PA16/050701

TC Number: **16/112**
CC Number: PA16/05571
Development: Outline permission with all matters reserved for the erection of two semi-detached houses.
Location: Glowarth Koth, Camborne, TR14 8NT
Grid Ref: 165651/40840
Applicant: Rod Bowen, Kinsler Ltd
Date Considered: 09.08.16
Com Decision: No objections to Planning Application PA16/05571

TC Number: **16/116**
CC Number: PA16/06376
Development: Internal works associated with change of use from Hotel (C1) to large house of Mulitple Occupation (Sui Generis) and insertion of two new ground floor windows to east elevation.
Location: The Lounge Bar, Church Lane, Camborne
Grid Ref: 164582/39987
Applicant: Mr Elliot Thipthorp Live In Rooms SW Limited
Date Considered: 09.08.16
Com Decision: No objection to Planning Application PA16/06376

TC Number: **16/117**
CC Number: PA16/06242
Development: Detached Garage
Location: Thornfield, Tregurthen Road, Camborne
Grid Ref: 164247/39830
Applicant: Mr M Willaims
Date Considered: 09.08.16
Com Decision: No objection to Planning Application PA16/06242

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TC Number: **16/119**
CC Number: PA16/06632
Development: Proposed summer house.
Location: 31 Treglenwith Road, Camborne, TR14 7JA
Grid Ref: 164180/40702
Applicant: Mr K Titman
Date Considered: 09.08.16
Com Decision: No objection to Planning Application PA16/06632

APPENDIX 2

TC Number: **16/113**
CC Number: PA16/06385
Development: New dwelling
Location: Land at Number 1 Rosewarne Close, Camborne
Grid Ref: 164501/40984
Applicant: Mr D H Semmens
Sent To: Councillor D Atherfold
Date Considered: 09.08.16
Com Decision: Recommend that Cornwall Council refuses Planning Application PA16/06385 on the grounds of loss of trees, removal of Cornish stone hedges, access and traffic congestion in the long term.

TC Number: **16/114**
CC Number: PA16/06297
Development: Erection of four dwellings and associated works.
Location: 87 Mount Pleasant Road, Camborne TR14 7RJ
Grid Ref: 164941/39217
Applicant: Mr K Kemp
Sent To: Councillor G Winter
Date Considered: 09.08.16
Com Decision: Recommend that Cornwall Council refuses Planning Application PA16/06297 on the grounds of over development, and overlooking of other developments also issues with parking and access.

TC Number: **16/115**
CC Number: PA16/00560
Development: Erection of a covered area for dog agility use.
Location: Kalinda, Higher Condurrow, Condurrow, Camborne, TR14 9AL
Applicant: Miss S Cann
Sent To: Councillors J P Collins & J Teixeira
Date Considered: 09.08.16
Com Decision: No objections to Planning Application PA16/00560 with suitable planning conditions imposed to restrict operating hours and to ensure it is utilised for private/domestic purposes only, and not for business/commercial use.

TC Number: **16/118**
CC Number: PA16/06554
Development: Variation of conditions 2 (plans approved) and 3 (tree protection) in respect of decision PA15/05061 to allow omission of the use of fibre cement weatherboard cladding from the bay windows on the front elevations and to remove trees on site & re-plant
Location: Former 14 Tehidy Road, Camborne

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Grid Ref: 164645/40568
Applicant: Mr Richards
Sent To: Councillor Chalker
Date Considered: 09.08.16
Com Decision: No objection to Planning Application PA16/06554 subject to replacement planting of trees and adhering to BS8545-2014. Camborne Town Council are disappointed that the trees have been felled and therefore may not have adhered to BS5837-2012

TC Number: **16/120**
CC Number: PA16/06863
Development: Disused garages, formerly stables, to be converted and altered to provide 6 one-bedroom apartments and associated works
Location: Garages Trevu Road, Camborne
Grid Ref: 164975/39510
Applicant: Mr Roger Powell
Sent To: Councillor Mrs V Dalley
Date Considered: 20.09.16
Com Decision: Recommend that Cornwall Council refuses Planning Application PA16/06863 as Camborne Town Council have grave concerns regarding the safety of access for residents of numbers 18 and 18a and overshadowing of number 18b therefore representing a loss of amenity

SIGNED BY THE CHAIRMAN.....

DATE

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