

**CAMBORNE TOWN COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE 30<sup>TH</sup> JANUARY 2018**

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 30<sup>th</sup> January 2018 at 6.30 pm.

PRESENT Councillor J P Collins Chairman  
Councillor C Godolphin Vice Chairman from point mentioned  
Councillor Mrs Dalley  
Councillor J Morgan

In Attendance: Melanie Negus, Administrative Assistant.

The Chairman explained the safety procedures to all present.

**P.3848 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

**P.3848.2 RESOLVED: that the apologies from Councillors Ms Fox, Kelynack, Marshall and Winter for non-attendance of the meeting of the Planning and Development Committee held on 30<sup>th</sup> January 2018 were received**

Proposed by Councillor Mrs Dalley  
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

There were no apologies received from Councillor Lemon.

Councillor Godolphin entered the meeting at 6.32pm and apologised for his late arrival.

**P.3849 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 interests.

**P.3850 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.3851 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman informed members of correspondence received:

- Temporary Prohibition of Traffic for Urban Footway F7040, Pengegon, 23rd January 2018 to 23rd February 2018 (24 hours weekends included).
- Temporary Prohibition of Traffic for Stray Park Road, Camborne 18th February 2018 to 19th February 2018 (2200 to 0600 hours weekends included).
- Temporary Prohibition of Traffic for Pendarves Rd, Pendarves, Botetoe Hill, Trenoweth and Trefewha, Praze an Beeble

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12th February 2018 to 20th February 2018 (0730 to 1800 hours).

- Temporary Prohibition of Traffic for South Roskear Terrace, Camborne  
23rd January 2018 to 14th March 2018 (24 hours weekends included).

**P.3852 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 9<sup>TH</sup> JANUARY 2018 AND THE CHAIRMAN TO SIGN THEM**

**P.3852.2 RESOLVED:** that the minutes of the meeting of the Planning and Development Committee held on 9<sup>th</sup> January 2018 with an amendment to the apologies, were received, approved, and signed by the Chairman

Proposed by Councillor Collins  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

**P.3853 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.3854 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.3854.2 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 18/010, 18/011, 18/013, 18/015, 18/016, 18/017 and 18/019

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 should a member of the public enter the meeting and wish to speak.

**P.3855 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.

- P.3855.2 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/012 subject to the submission of a satisfactory Aboraculturalist Report**

Proposed by Councillor Godolphin  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

- P.3855.3 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 18/014 on grounds of overdevelopment, concerns over future outlook, lack of amenity space, and neighbour amenity**

Proposed by Councillor Mrs Dalley  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

- P.3855.4 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 18/018 Gurneys Lane presently has substantial pedestrian use; increased vehicular use would greatly increase risk of pedestrian injury. It has very poor access for emergency vehicles, and, if permitted would affect the viability of town centre development. It does not accord with NPPF 23, 24, 17, 7, 32 & 39 and CPL 12 policy 4, and if approved the site would be overdeveloped**

Proposed by Councillor Morgan  
Seconded by Councillor Mrs Dalley

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

Councillor Collins asked that his name be recorded as voting against the motion.

- P.3856 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.

**P.3857 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**

The Chairman informed members of correspondence received from Planning Officers: Cornwall Council Planning Officer Martin Jose asked that the Town Council re-visit their decision submitted of 'No objection' to planning application PA17/10245, to which the Chairman and Vice Chairman submitted, 'Agree with planning officer's recommendation'.

Cornwall Council Planning Officer Kirsty Smith asked that the Town Council re-visit their decision submitted of 'Recommend refusal' of planning application PA17/12022, to which the Chairman and Vice Chairman submitted 'Agree to Disagree'.

On Planning application PA17/11813 the Town Council responded that it had no objection in principle to the application but requested that conditions be applied to the development, to restore the Cornish hedges, remove the block wall and to plant trees on the development. The developer responded that the applicant would be willing to remove the blockwork wall, plant additional trees along the southern boundary and would be agreeable to a condition to that effect; and proposed an additional 30 metres of Cornish hedgerow along the access. The Chairman felt that the response was acceptable.

**P.3857.2 RESOLVED: that 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 was received**

Proposed by Councillor Collins  
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

**P.3858 TO RECEIVE A REPORT FROM THE CHAIRMAN REGARDING DISCUSSIONS WITH CORNWALL COUNCIL CONCERNING THE UNKEMPT AREA AT THE ONE STOP SHOP AT DOLCOATH AVENUE**

The Chairman informed members that he had been in contact with Dave Osmand and Tracy Westaway at Cornwall Council who would be liaising with Cornwall Council's grounds maintenance contractor on the issue. He would report back to the Planning Committee when more information was available.

**P.3858.2 RESOLVED: that a Report from the Chairman regarding discussions with Cornwall Council concerning the unkempt area at the One Stop Shop at Dolcoath Avenue was received**

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Proposed by Councillor Mrs Dalley  
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

**P.3859 TO RECEIVE CORRESPONDENCE FROM REDRUTH TOWN COUNCIL REGARDING CORNWALL COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE**

**P.3859.2 RESOLVED:** that correspondence from Redruth Town Council regarding Cornwall Community Infrastructure Levy Draft Charging Schedule was received

Proposed by Councillor Mrs Dalley  
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

**P.3860 TO RECEIVE CORRESPONDENCE REGARDING THE LOCAL PLANNING CONFERENCE ON 27<sup>TH</sup> FEBRUARY 2018, AND AGREE ATTENDANCE**

**P.3860.2 RESOLVED:** that correspondence regarding the Local Planning Conference on 27th February 2018, was received. Councillors Mrs Dalley, Morgan, and the Administrative Assistant to attend

Proposed by Councillor Collins  
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

**P3861 TO RECEIVE CORRESPONDENCE FROM NATURAL ENGLAND, COASTAL ACCESS DELIVERY TEAM, AND AGREE ANY ACTION**

The Chairman suggested that other Councillors who were not on the Planning Committee might be interested in receiving this information.

**P.3861.2 RESOLVED:** that correspondence from Natural England, Coastal Access Delivery Team was received, and that it be e-mailed to all Councillors for their information, and to submit individual responses

Proposed by Councillor Mrs Dalley  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

**P.3862 TO RECEIVE CORNWALL COUNCIL'S PROPOSAL TO CHANGE CAR PARKING PROPOSALS – 2018 OFF STREET PARKING ORDER, AND AGREE ANY ACTION**

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The Chairman informed members that the Town Council had on previous occasions requested to be included future Parking Reviews but this had not happened. Members questioned the decision making regarding the towns chosen for review.

**P.3862.2 RESOLVED:** **that Cornwall Council's Proposal to change car parking proposals – 2018 Off Street Parking Order was received. A letter be sent requesting that a representative of Parking Services be invited to a future meeting to inform Councillors of the processes used by Parking Services when deciding which towns to review**

Proposed by Councillor Morgan  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.19 pm.

## **APPENDIX 1**

TC Number: **18/010**  
CC Number: PA17/12002  
Development: Erect a rear single storey extension.  
Location: 55 North Roskear Road, Tuckingmill, Camborne, TR14 8PX  
Grid Ref: 165299/40859  
Applicant: Mr & Mrs R Pooley  
Date Considered: 30.01.18  
Chair and Vice Chair recommendations:  
Com Decision: No Objection.

TC Number: **18/011**  
CC Number: PA17/11628  
Development: Variation of condition 2 in relation to permission PA13/08953 dated 07/10/2014: Required to allow elevation and boundary changes to plot 4, and minor siting changes to plots 1-4 & 9-11.  
Location: Land Adjacent to Trecarrack Road, Camborne  
Grid Ref: 166111/40091  
Applicant: Mr Simon McMahon, Brownfield Developments Lts  
Date Considered: 30.01.18  
Chair and Vice Chair recommendations:  
Com Decision: No Objection.

TC Number: **18/013**  
CC Number: PA18/00103  
Development: Demolition of existing front porch and erection of a single storey extension.  
Location: Pendarves Mill Bungalow, Mill Lane, Pendarves, TR14 0RP  
Grid Ref: 163891/38054  
Applicant: Mr & Mrs J Dennis  
Date Considered: 30.01.18  
Chair and Vice Chair recommendations:

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Com Decision: No Objection.

TC Number: **18/015**  
CC Number: PA18/00321  
Development: Non material amendments to change external cladding from cement fibre weather board to siberian larch and use black upvc windows and doors in lieu of grey aluminium, in respect of decision notice PA14/11695  
Location: The Cabin Sandy Moor, Chapel Hill, Brea, Camborne  
Applicant: Mr & Mrs John Sullivan  
Date Considered: 30.01.18  
Chair and Vice Chair recommendations:  
Com Decision: No Objection.

TC Number: **18/016**  
CC Number: PA18/00432  
Development: Installation of 4 no roof lights on front and rear roof slopes to serve proposed loft conversion, and erection of a small shed to the rear garden/courtyard area.  
Location: 4 Buckfield Row, Moor Street, Camborne  
Grid Ref: 164924/40079  
Applicant: Ms Kirsty Smith  
Date Considered: 30.01.18  
Chair and Vice Chair recommendations:  
Com Decision: No Objection.

TC Number: **18/017**  
CC Number: PA18/00186  
Development: Alterations and extension to dwelling.  
Location: 26 Park An Bans, Camborne, TR14 7RW  
Grid Ref: 165168/39362  
Applicant: Mr & Mrs A Weeks  
Date Considered: 30.01.18  
Chair and Vice Chair recommendations:  
Com Decision: No Objection.

TC Number: **18/019**  
CC Number: PA18/00244  
Development: Demolition of rear conservatory and construction of ground floor kitchen/dining room extension.  
Location: 3 Fore Street, Penponds, Camborne, TR14 0GF  
Grid Ref: 163724/39248  
Applicant: Mr & Mrs J Malaiperuman  
Date Considered: 30.01.18  
Chair and Vice Chair recommendations:  
Com Decision: No Objection.

## **APPENDIX 2**

TC Number: **18/012**  
CC Number: PA18/00105  
Development: Fell Ash tree to ground level.  
Location: Trevu House, Trevu Road, Camborne  
Grid Ref: 165091/39410  
Applicant: Mr Simon Williams  
Sent To: Councillor C Godolphin  
Date Considered: 30.01.18  
Com Decision: No objection subject to the submission of a satisfactory Arboriculturalist Report.

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TC Number: **18/014**  
CC Number: PA17/11890  
Development: Demolition of workshop; erection of dwelling.  
Location: 5 Wellington Road, Camborne, TR14 7LH  
Grid Ref: 164488/40147  
Applicant: Ms Zara Streatfield, Orchard Housing  
Sent To: Councillor Mrs Dalley  
Date Considered: 30.01.18  
Com Decision: Recommend refusal, on grounds of overdevelopment, concerns over future outlook, lack of amenity space and neighbour amenity.

TC Number: **18/018**  
CC Number: PA18/00067  
Development: Partial demolition of former Royal British Legion, with the retention of part of the building for conversion to a flat, and the construction of 6 town houses.  
Location: Royal British Legion, Gurneys Lane, Camborne, TR14 8JP  
Grid Ref: 164668/40038  
Applicant: Mr M Harris  
Sent To: Councillor J Morgan  
Date Considered: 30.01.18  
Com Decision: Recommend refusal: Gurneys Lane has substantial pedestrian use, increased vehicular use would greatly increase risk of pedestrian injury. It has very poor access for emergency vehicles, and, if permitted would affect the viability of town centre development. It does not accord with NPPF 23, 24, 17, 7, 32 & 39 and CPL 12 policy 4, and the site would be greatly overdeveloped.

SIGNED BY THE CHAIRMAN.....

DATE .....