

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 9TH JUNE 2016**

MINUTES of the meeting of the Planning & Development Committee of Camborne Town Council held at the Camborne Community Centre, South Terrace, Camborne, on Thursday 9th June 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 G Winter
Councillor S Odgers not a member of this committee

In Attendance: Tracy Hladkij, Office Manager; Melanie Negus, Administrative Assistant, and 18 members of the public.

The Chairman explained the safety procedures to all present.

Councillor Odgers asked the Chairman if he would be permitted to speak on certain agenda items during the meeting, as he was not a member of the Planning Committee. The Chairman informed members that he would allow Councillor Odgers to speak.

P.3418 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

There were no apologies received from Councillor Teixeira.

P.3419 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

Councillor Mrs Dalley declared an interest in Agenda item 10, planning application 16/075 as she was a Governor of the school.

P.3420 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3421 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members that it, in the interests of transparency, it was not appropriate that Councillors address planning applications in their own wards. This would be avoided as far as possible in future and he had instructed the office staff accordingly.

P.3422 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 17TH MAY 2016 AND THE CHAIRMAN TO SIGN THEM

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- P.3422.2 RESOLVED:** **that the minutes of the meeting of the Planning and Development Committee held on 17th May 2016 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 by those entitled to vote.

P.3423 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

The Chairman informed members that regarding the request from the Townscape Heritage Initiative (THI), for a financial contribution for new signage near the railway station in Camborne; the Town Clerk had contacted Andrew Richards of THI who had confirmed that all invoices had been received and paid in full. THI would, therefore, receive £1,500 from the Town Council as agreed at the last meeting P.3410.2.

P.3424 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.3424.2 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 16/069, 16/071, 16/072, 16/078 and 16/080**

Proposed by Councillor Chalker
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.3425 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

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Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

Ten members of the public left the meeting.

P.3425.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/068

Proposed by Councillor Winter
Seconded by Councillor Mrs Dalley

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

P.3425.5 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/073

Proposed by Councillor Chalker
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

Having declared an interest in planning application 16/075 Councillor Mrs Dalley left the room.

P.3425.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/075

Proposed by Councillor Godolphin
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

Councillor Mrs Dalley re-entered the meeting.

P.3425.7 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/076

Proposed by Councillor Winter
Seconded by Councillor Chalker

On a vote being taken the matter was approved Majority.

Councillors Atherfold and Godolphin asked that their names be recorded as voting AGAINST.

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P.3425.8 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/077**

Proposed by Councillor Mrs Dalley
Seconded by Councillor Chalker

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

P.3425.9 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/079**

Proposed by Councillor Atherfold
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3425.10 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/081**

Proposed by Councillor Dalley
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3425.11 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/082**

Proposed by Councillor Godolphin
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

P.3425.12 RESOLVED: **to recommend that Cornwall Council refuses Planning Application 16/083; as the egress is onto a very narrow two way traffic street; furthermore that this development would inhibit future commercial development.**

Proposed by Councillor Godolphin
Seconded by Councillor Collins

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

A motion from Councillor Chalker of, 'No objection; subject to the guidelines of the Heritage Impact Assessment being followed to the letter; and the

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Town Council's concerns regarding traffic safety, as Gas Street would be safer if a one-way traffic system were implemented; FELL.

Councillors Mrs Dalley, Dalley, Winter, Sanders and Gillingham as that their names be recorded as voting AGAINST. Councillors Atherfold and Chalker asked that their names be recorded as voting FOR.

P.3426 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 were no planning applications needing to be reviewed.

One member of the public left the meeting.

P.3427 TO RECEIVE CORRESPONDENCE (TO FOLLOW) REGARDING NAMES FOR ROADS AND A WALK FOR THE EASTERN PORTION OF THE BOILERWORKS ROAD DEVELOPMENT AND MAKE RECOMMENDATIONS TO KAMMBRONN HOMES LIMITED ACCORDINGLY

- P.3427.2 RESOLVED:** that correspondence regarding names for roads, and a walk, for the Eastern portion of the Boilerworks Road development for recommendations to Kammbrohn Homes Limited, was deferred to the next meeting; Councillors Dalley, Gillingham and Sanders to liaise, to choose names for submission to members at the meeting

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3428 TO CONSIDER AND APPROVE A MOTION FROM COUNCILLOR A SANDERS:

'TO CONTACT PHIL MASON, HEAD OF PLANNING, HOUSING AND REGENERATION, CORNWALL COUNCIL TO REQUEST A FORMAL REVIEW OF PLANNING APPLICATION NUMBER: PA14/03783 AND ASSOCIATED DISCHARGE OF CONDITIONS PA14/08819. ALSO TO REQUEST FROM CORNWALL COUNCIL PLANNING DEPARTMENT, A FULL AND FRANK EXPLANATION OF THE SIGNIFICANT DEPARTURES FROM THE PLANS SUBMITTED, RECOGNITION OF LOCAL IMPACTS AND GUIDANCE AS TO POTENTIAL FOR ANY REDRESS'

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Members discussed this at length and were very concerned at the impact of the ongoing works at the site. Large numbers of the public had contacted Councillors with their concerns regarding works at the site, the very large numbers of lorries entering and leaving the site (as many as fifteen an hour) and the impact of the lorries on road safety.

Councillor Collins read members an e-mail received from Mark Broomhead Planning Officer of Cornwall Council:

'If planning permission is granted, objectors currently have no right of appeal against that decision. There is only one exception to this. If there is serious legal error on the Council's decision, or in the way in which it was reached, a legal challenge can be brought before the High Court by way of an application for judicial review, seeking the quashing of the decision. The time period for making such a challenge has long since expired.

Turning to the development itself the site has been inspected by the planning officer and enforcement officer in respect of complaints received regarding tipping and breach of conditions 3, 4 and 6 attached to PA1403783. No breaches have been found and the case is closed.

If anyone considers further breaches have been carried out it is open to them to complete the relevant enforcement complaint form which is on this Council's website together with details clearly identifying the specific breaches.'

P.3428.2 RESOLVED: to extend the meeting until the conclusion of business

Proposed by Councillor Godolphin
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3428.3 RESOLVED: that a motion from Councillor A Sanders:

'To contact Phil Mason, Head of Planning, Housing and Regeneration, Cornwall Council to request a formal review of planning application number: PA14/03783 and associated discharge of conditions PA14/08819.

Also to request from Cornwall Council Planning Department, a full and frank explanation of the significant departures from the plans submitted, recognition of local impacts and guidance as to potential for any redress'; was noted and that no action be taken at this time

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Proposed by Councillor Chalker
Seconded by Councillor Dalley

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

Councillors Atherfold, Gillingham, Sanders and Winter, asked that their names be recorded as voting AGAINST.

P.3429 TO NOTE THE APPEAL DECISION FROM THE PLANNING INSPECTORATE FOR PA15/05394 52 DOLCOATH ROAD, CAMBORNE

Members expressed their disappointment at the Planning Inspectorate's decision to grant permission for this development.

P.3429.2 RESOLVED: that the Appeal Decision from the Planning Inspectorate for PA15/05394 52 Dolcoath Road, Camborne was noted

Proposed by Councillor Collins
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

P.3430 TO RECEIVE NOTIFICATIONS FOR THE TEMPORARY PROHIBITION OF TRAFFIC UNDER THE ROAD TRAFFIC REGULATION ACT 1984 S.14:

**MITCHELL LANE
COMMERCIAL STREET AND TRELWARREN STREET
GAS STREET, GURNEYS LANE AND CHAPEL STREET
NORTH ROAD**

P.3430.2 RESOLVED: that notifications for the Temporary Prohibition of Traffic under the Road Traffic Regulation Act 1984 s.14: Mitchell Lane, Commercial Street and Trelowarren Street, Gas Street, Gurneys Lane and Chapel Street, and North Road were noted

Proposed by Councillor Godolphin
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.40pm.

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APPENDIX 1

TC Number: **16/069**
CC Number: PA16/03582
Development: To construct a detached garage to the rear.
Location: 52 Union Street, Camborn, TR14 8HFe
Grid Ref: 164877/40050
Applicant: Ms Helen Pascoe
Date Considered: 09.06.16
Chair and Vice Chair recommendations:
Com Decision: No objection

TC Number: **16/071**
CC Number: PA16/04191
Development: Conversion of former conveniences to two dwellings with minor alterations to facade of building (resubmission PA15/04469 with only change to approved plans being the entrance door to each unit).
Location: Trevithick Mews, Gurneys Lane, Camborne, TR14 8EQ
Grid Ref: 164690/40028
Applicant: Messrs D Allen and D Jose
Date Considered: 09.06.16
Chair and Vice Chair recommendations:
Com Decision: No objection

TC Number: **16/072**
CC Number: PA16/03016
Development: Certificate of lawfulness existing use: Kitchen, bathroom extension and conservatory.
Location: 71 Roskear Road, Camborne, Cornwall, TR14 8BX
Grid Ref: 165329/40509
Applicant: Mr Sharon Schmidt
Date Considered: 09.06.16
Chair and Vice Chair recommendations:
Com Decision: No objection

TC Number: **16/078**
CC Number: PA16/04398
Development: Removal of dead boughs of ornamental cherry.
Location: 50 Pendarves Road, Camborne, TR14 7QH
Grid Ref: 164311/39194
Applicant: Mrs Hazel Chick
Date Considered: 09.06.16
Chair and Vice Chair recommendations:
Com Decision: No objection

TC Number: **16/080**
CC Number: PA16/04355
Development: Change of use of the building from residential institution (usage class C2) i.e Children's Home, to a dwelling (usage class C3).
Location: Camborne Family Centre, Penelvan, 22 Roskear, Camborne, TR14 8DN
Grid Ref: 165590/40621
Applicant: Mr Garry Beconsall, Cornwall Council Property Services
Date Considered: 09.06.16
Chair and Vice Chair recommendations:
Com Decision: No objection

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APPENDIX 2

TC Number: **16/068**
CC Number: PA16/03021
Development: Amendment to applications W2/PA07/01948/FM, PA13/07044 & PA16/00662 for 12 no flats (10no flats in a single block replacing approved block of 9no at south west corner of the site and 2no flats replacing the approved unit in the centre of the site).
Location: Selwood Garage, North Roskear Road, Tuckingmill, Camborne
Grid Ref: 165228/40781
Applicant: Mr Ben Winchester, Kier Living
Sent To: Councillor Winter
Date Considered: 09.06.16
Com Decision: No objection

TC Number: **16/070**
CC Number: PA16/03436
Development: Reserved matters application for approval of access following outline permission.
Location: Troon Cricket Club, Laity Road, Troon, TR14 9EL
Grid Ref: 166108/37830
Applicant: Mr Paul Bennetts & Pengegan Ltd
Sent To: Councillor Atherfold
Date Considered: 09.06.16
Com Decision: Refusal; as the proposed access road is not fit for purpose and a serious risk to public safety.

TC Number: **16/073**
CC Number: PA16/04490
Development: Forward extension to dwelling to provide additional bedroom.
Location: 31 Barripper Road, Camborne, TR14 7QW
Grid Ref: 164185/39224
Applicant: Mr & Mrs Toy
Sent To: Councillor Chalker
Date Considered: 09.06.16
Com Decision: No objection

TC Number: **16/074**
CC Number: 16/00560
Development: Erection of a covered area for dog agility use.
Location: Kalinda, Higher Condurrow, Condurrow, Cornwall, TR14 9AL
Applicant: Miss S Cann
Sent To: Councillor Gillingham
Date Considered: 09.06.15
Com Decision: Refusal; as there is no Heritage Impact Assessment, and it could potentially be used commercially; furthermore that there are access and parking concerns.

TC Number: **16/075**
CC Number: PA16/04313
Development: Internal alterations and extensions at the front of the School and an infill to an internal courtyard to provide additional admin support spaces.
Location: Rosemellin Community Primary School, Cliff View Road, Camborne, TR14 8PG
Grid Ref: 165269/40965
Applicant: Mr Jonathan Peck, Rosemellin County Primary School

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Sent To: Councillor Godolphin
Date Considered: 09.06.16
Com Decision: No objection

TC Number: **16/076**
CC Number: PA16/04339
Development: Erection of detached dwelling to replace existing residential caravan.
Location: The Old Nursery, Treswithian Downs, Camborne
Grid Ref: 163020/41187
Applicant: Mr & Mrs Kim & Lorraine Moore
Sent To: Councillor Winter
Date Considered: 09.06.16
Com Decision: No objection

TC Number: **16/077**
CC Number: PA16/04391
Development: Demolition of existing garage and erect a larger single storey domestic garage/workshop at rear of property.
Location: 25 Pendarves Street, Tuckingmill, Camborne
Grid Ref: 165791/40858
Applicant: Mr N Harvey
Sent To: Councillor Mrs Dalley
Date Considered: 09.06.16
Com Decision: No objection

TC Number: **16/079**
CC Number: PA16/04515
Development: Rear extension to replace existing lean to extension.
Location: 48 Newton Road, Troon, Camborne, TR14 9DP
Grid Ref: 166031/38651
Applicant: Mr & Mrs Hon Skiller
Sent To: Councillor Atherfold
Date Considered: 09.06.16
Com Decision: No Objection

TC Number: **16/081**
CC Number: PA16/04826
Development: Proposed rear extension and extended garage.
Location: 27 Penware Parc, Camborne, TR14 7QR
Grid Ref: 164067/39209
Applicant: Mrs Beverly Hart
Sent To: Councillor Dalley
Date Considered: 09.06.16
Com Decision: No objection

TC Number: **16/082**
CC Number: PA16/04687
Development: Rear first floor extension to dwelling; replacement garage.
Location: 8 Trevu Road, Camborne, TR14 7AD
Grid Ref: 164970/39556
Applicant: Mr J Mankee
Sent To: Councillor Godolphin
Date Considered: 09.06.16
Com Decision: No objection

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TC Number: **16/083**
CC Number: PA15/11710
Development: Removal of wall to create access and parking area, construction of 5no terraced houses with associated parking.
Location: 12 Gas Street/rear of 16 Trelowarren Street, Camborne TR14 8JJ
Grid Ref: 164784/40065
Applicant: Lindmead Ltd
Sent To: Councillor Chalker
Date Considered: 09.06.16
Com Decision: Recommend refusal; as the agres is onto a very narrow two way traffic street; furthermore that this development would inhibit future commercial development.

SIGNED BY THE CHAIRMAN.....

DATE