

**CAMBORNE TOWN COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE 9<sup>TH</sup> OCTOBER 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 9<sup>th</sup> October 2018 at 6.30 pm.

PRESENT	Councillor Godolphin	Chairman
	Councillor J Morgan	Vice Chairman
	Councillor J P Collins	
	Councillor Mrs Dalley	
	Councillor Ms Fox	
	Councillor V Kelynack	
	Councillor L Lemon	
	Councillor R Marshall	
	Councillor D Wilkins	(ex officio)
	Councillor G Winter	
	Councillor J Herd	not a member of this committee (until point mentioned)

In Attendance: Amanda Mugford, Town Clerk; Melanie Negus, Administrative Assistant, and 31 members of the public.

The Chairman explained the safety procedures to all present.

**P.4009 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

No apologies, all present.

**P.4010 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 R Marshall declared an interest in planning application 18/132 (PA18/08586), as her husband had done some work on the project.  
Councillor Ms Fox declared an interest in planning application 18/133 (PA18/06361), as she knew the applicant.

**P.4011 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.4012 CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

**P.4013 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 18<sup>TH</sup> SEPTEMBER 2018 AND THE CHAIRMAN TO SIGN THEM**

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Councillor Ms Fox highlighted an error in the minutes, ref P.3999.2 page 3135. She had not voted on this agenda item so the resolution should read: On a vote being taken the matter was approved by a Majority.

- P.4013.2 RESOLVED:** **that the minutes of the meeting of the Planning and Development Committee held on 18<sup>th</sup> September 2018, with an amendment to P.3999.2, were received, approved, and signed by the Chairman**

Proposed by Councillor Godolphin  
Seconded by Councillor R Marshall

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

- P.4014 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

- P.4015 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 application and it was duly proposed and seconded that Cornwall Council be advised accordingly.

- P.4015.2 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/128 (PA18/08060)**

Proposed by Councillor Godolphin  
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

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

- P.4016 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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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 applications 18/132, 18/133 & 18/127.

Having declared an interest in planning application 18/132 Councillor R Marshall left the room at 6.38pm.

Members of the public spoke in objection to planning application 18/132 their issues were:

- The loss of the allotments as a valuable community space.
- History of serious flooding, with residents having photographic proof.
- Detrimental to the character of the village.
- Current highway safety issues would be exacerbated by the increase in traffic.
- The land had been gifted to the Church by the parishoners to build a Church which had never been built, therefore should be gifted back to the parishoners.
- There was only one property in the direct vicinity of the site, and it was derelict.
- The only local school was currently running at 6% above capacity.
- The allotments had been occupied until July 2018.

A member of the public entered the meeting.

A consultant for the applicant spoke in support of the application: His views were that the area was not classed as a flood risk zone and the development would not cause additional harm, provided a sustainable drainage system (SUDS) was in place. There was safe access to the proposed site, and as the site was surrounded by dwellings on all sides it would be classified as infill or rounding off development.

**P.4016.2 RESOLVED: to recommend that Cornwall Council refuses Planning Application 18/132 (PA18/08586) as the application is contrary to: CLP4, due to the loss of allotments, which are important community facilities; NPPF77, due to the recreational value of the site; CLP26.2, as there is robust local evidence that the location and surrounding area experiences frequent and severe flooding. Furthermore, this Council disagrees with the Cornwall Council Highways Assessment, as there are ongoing significant public safety issues due to the nature and volume of traffic in Penponds**

Proposed by Councillor Mrs Dalley

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Seconded by Councillor L Lemon

On a vote being taken the matter was approved unanimously.

Councillor R Marshall re-entered the meeting; Councillor Ms Fox having declared an interest in planning application 18/133 left the room at 7.15pm. Councillor Herd, and 25 members of the public also left the meeting at 7.15pm.

Members of the public spoke in objection to planning application 18/133 their issues were:

- The location of caravans stated in signed affidavits in support of the application did not correspond with the location of caravans sited on the application.
- In 2003 the original caravans on the site had been removed on request of a Planning Officer as they were derelict and uninhabitable. Since which time no caravans had been present at the site.
- There was current enforcement action against the applicant regarding an old van, a touring caravan and a wooden chalet on the site.
- The use of the area for a wooden chalet, storage container and parking, under a Section 38 Commons Act 2006 application, had been refused following a public Hearing on the 15<sup>th</sup> April 2015.

The applicant disputed some of these points raised.

**P.4016.3 RESOLVED:** **to respond to Cornwall Council that The Town Council is unable to submit comments on 18/133 (PA18/06361) as there was no proof of continual residency provided for the time period stated in the application, and a discrepancy on site location. The Town Council suggested that the applicant submit Council Tax bill/payment documentation as proof of residency for the applicable time period**

Proposed by Councillor Morgan  
Seconded by Councillor V Kelynack

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

Councillor Ms Fox re-entered the meeting at 7.30pm, and 4 members of the public left the meeting.

**P.4016.4 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/127 (PA18/08173), subject to Scantle Slate being used for the roof**

Proposed by Councillor Ms fox

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Seconded by Councillor L Lemon

On a vote being taken the matter was approved Majority.  
Councillor Collins asked that his name be recorded as voting against the motion.

Two members of the public left the meeting at 7.41pm.

- P.4016.5 RESOLVED:**                      **that Camborne Town Council responds to Cornwall Council that on the basis of probability the evidence submitted supported the contention that the caravans, shed, decking, and summerhouse had been stationed and used for residential purposes for in excess of ten years, and the claim was proven. Therefore the Town Council had no objection to Planning Application 18/125 (PA18/07687)**

Proposed by Councillor Collins  
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

- P.4016.6 RESOLVED:**                      **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/126 (PA18/07348), subject to the external cladding on the extension being replaced with a more suitable material, in keeping with the rest of the dwelling**

Proposed by Councillor Winter  
Seconded by Councillor Collins

On a vote being taken the matter was approved Majority.

- P.4016.7 RESOLVED:**                      **that the Town Council deferred application 18/129 (PA18/03635) back to the Cornwall Council Planning Department, to address the discrepancies in the addresses on the documentation submitted by the applicant**

Proposed by Councillor Wilkins  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

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**P.4016.8 RESOLVED:** **to recommend that Cornwall Council refuses Planning Applications 18/130 (PA18/08509) and 18/134 (PA18/08510) as the Town Council objects to the development proposed for this site.**

Proposed by Councillor Godolphin  
Seconded by Councillor R Marshall

On a vote being taken the matter was approved unanimously.

**P.4016.9 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/131 (PA18/08530)**

Proposed by Councillor Collins  
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

**P.4016.10 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/135 (PA18/08682)**

Proposed by Councillor V Kelynack  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

**P.4016.11 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that the Town Council were unable to comment on Planning Application 18/136 (PA18/08638) due to the lack of a satisfactory Tree Officers report**

Proposed by Councillor L Lemon  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

**P.4016.12 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/137 (PA18/08848)**

Proposed by Councillor Mrs Dalley  
Seconded by Councillor Godolphin

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On a vote being taken the matter was approved unanimously.

- P.4016.13 RESOLVED:** **to recommend that Cornwall Council refuse planning application 18/138 (PA18/08040), as it does not comply with CLP Policy 7, and does not have an acceptable Foul Drainage Assessment**

Proposed by Councillor Winter  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

- P.4016.14 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 18/139 (PA18/08724), until such time as kerb drop, or vehicular access over pavement applications, have been submitted for this development**

Proposed by Councillor Morgan  
Seconded by Councillor Wilkins

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

- P.4017 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**

- i) To note correspondence from Cornwall Council Planning Department regarding application PA18/07798 (Works to two Elm trees).**
- ii) To note correspondence from Cornwall Council Planning Department regarding application PA18/09009 (Various work to five different trees).**

- P.4017.2 RESOLVED:** **that correspondence from Cornwall Council Planning Department regarding application PA18/07798 (Works to two Elm trees), was noted**

Proposed by Councillor Collins  
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

- P.4017.3 RESOLVED:** **that correspondence from Cornwall Council Planning Department regarding**

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**application PA18/09009 (Various work to five different trees), was noted**

Proposed by Councillor Collins  
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

**P.4018 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**

- i) **PA18/07048 Application for Approval of reserved matters following outline approval PA15/03036 dated 31.07.2015: Detached house and double garage at St Michael's Mount Inn. The Chairman and Vice Chairman submitted 'Agree to Disagree' with the Cornwall Council Planning Officer on this application.**

Councillor Collins expressed his disappointment that conditions set by Cornwall Council on this application had not been met.

- P.4018.2 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 Godolphin  
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

**P.4019 TO RECEIVE AND NOTE CORRESPONDENCE FROM CORNWALL COUNCIL TRANSPORT & INFRASTRUCTURE SERVICE OF NOTIFICATION OF CREATION OF HIGHWAY AT KERRIER WAY, CAMBORNE AND AGREE ANY ACTION.**

- P.4019.2 RESOLVED: that correspondence from Cornwall Council Transport & Infrastructure Service of Notification of Creation of Highway at Kerrier Way, Camborne was received and noted**

Proposed by Councillor V Kelynack  
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.



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**P.4020 TO RECEIVE AND NOTE THE APPEAL DECISION FROM THE PLANNING INSPECTORATE REGARDING APPEAL REF APP/D0840/W/18/3196176 (PLANNING REF PA17/05617) LAND OFF POLGINE LANE, TROON, CORNWALL TR14 9HB AND AGREE ANY FURTHER COMMENTS.**

**P.4020.2 RESOLVED: that the Appeal Decision from The Planning Inspectorate regarding Appeal Ref APP/D0840/W/18/3196176 (Planning Ref PA17/05617) Land off Polgine Lane, Troon, Cornwall TR14 9HB was received and noted. Councillor R Goodman be commended by the Town Council Planning Committee for her excellent work in achieving this result**

Proposed by Councillor Collins  
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

**P.4021 TO RECEIVE DRAFT REVISION OF LICENSING ACT 2003 FROM CORNWALL COUNCIL SENIOR LICENSING OFFICER, AND AGREE ANY COMMENTS**

**P.4021.2 RESOLVED: that a Draft Revision of Licensing Act 2003 from Cornwall Council Senior Licensing Officer was received**

Proposed by Councillor R Marshall  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.19 pm.

**APPENDIX 1**

TC Number: **18/128**  
CC Number: PA18/08060  
Development: Application for the discharge of S106 agreement dated 9<sup>th</sup> October 1991 relating to W2/90/00648/F.  
Location: Vellynsaundry Farm, Pendarves, Camborne  
Grid Ref: 164071/38213  
Sent To: Councillor  
Date Considered: 09.10.18  
Com Decision: No objection.

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**APPENDIX 2**

TC Number: **18/125**  
CC Number: PA18/07687  
Development: Application for a Lawful Development Certificate for the existing use of 3 residential caravans, shed, decking and summerhouse. On the basis 3 caravans have been in use and on site for a period in excess of 10 years. The decking, shed and summerhouse have been on site for a period in excess of 4 years.  
Location: The Meadow, Roscroggan, Camborne, Cornwall  
Grid Ref: 164792/41381  
Sent to: Councillor J P Collins  
Date Considered: 09.10.18  
Com Decision: On the basis of probability that the evidence submitted supports the contention that the caravans, shed, decking, and summerhouse had been stationed and used for residential purposes for in excess of ten years, and the claim was proven. Therefore, the Town Council has no objection.

TC Number: **18/126**  
CC Number: PA18/07348  
Development: Application for extension and re-division of property.  
Location: Land Adj. 118 Newton Road, Troon, Camborne, Cornwall  
Grid Ref: 166110/38287  
Sent to: Councillor G Winter  
Date Considered: 09.10.18  
Com Decision: No objection, subject to the external cladding on the extension being replaced with a more suitable material, in keeping with the rest of the dwelling.

TC Number: **18/127**  
CC Number: PA18/08173  
Development: Restoration, improvement and internal alterations of existing dwelling, demolition of existing single storey stone outbuilding, construction of two-storey extension with single storey link extension into rear of existing dwelling and installation of packaged domestic sewage treatment plant with soak away.  
Location: Merton Cottage Plantation, Troon, Camborne  
Grid Ref: 165607/36494  
Sent to: Councillor Ms Fox  
Date Considered: 09.10.18  
Com Decision: No objection, subject to Scantle Slate being used for the roof.

TC Number: **18/129**  
CC Number: PA18/03635  
Development: Subdivision of extended dwelling to create additional dwelling.  
Location: 42A Tolcarne Street, Camborne, TR14 8JH  
Grid Ref: 164878/39975  
Sent to: Councillor D Wilkins  
Date Considered: 09.10.18

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Com Decision: defer back to the Cornwall Council Planning Department, to address the discrepancies in the addresses on the documentation submitted by the applicant.

TC Number: **18/130**  
CC Number: PA18/08509  
Development: Advertisement consent to display 4 x petrol filling station canopy signs and 3 x fascia signs. All illuminated  
Location: Land West of Trevithick Inn, Polstrong, Camborne  
Grid Ref: 163219/40409  
Sent to: Councillor C Godolphin  
Date Considered: 09.10.18  
Com Decision: Recommend refusal as the Town Council objects to the development proposed for this site.

TC Number: **18/131**  
CC Number: PA18/08530  
Development: Listed building consent for like for like replacement of 4 first floor sash windows, 3 to the rear and 1 on the side of the property.  
Location: Cornish Choughs Inn, Church Road, Treswithian, TR14 7NW  
Grid Ref: 163548/40396  
Sent to: Councillor J P Collins  
Date Considered: 09.10.18  
Com Decision: No objection.

TC Number: **18/132**  
CC Number: PA18/08586  
Development: Erection of three two-storey dwellings and formation of new Access.  
Location: The Old Nursery, Higher Penponds Road, Penponds, Camborne  
Grid Ref: 163611/39124  
Sent to: Councillor Mrs Dalley  
Date Considered: 09.10.18  
Com Decision: Recommend refusal of Planning Application 18/132 (PA18/08586) as the application is contrary to: CLP4, due to the loss of allotments, which are important community facilities; NPPF77, due to the recreational value of the site; CLP26.2, as there is robust local evidence that the location and surrounding area experiences frequent and severe flooding. Furthermore, this Council disagrees with the Cornwall Council Highways Assessment, as there are ongoing significant public safety issues due to the nature and volume of traffic in Penponds.

TC Number: **18/133**  
CC Number: PA18/06361  
Development: Certificate of lawfulness for 2no existing static caravans for residential use.  
Location: Forest End and Guinevere (caravans), Pendarves Estate, Pendarves, Camborne  
Grid Ref: 164461/38253

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Sent to: Councillor J Morgan  
Date Considered: 09.10.18  
Com Decision: The Town Council is unable to submit comments on 18/133 (PA18/06361) as there was no firm proof of continual residency provided for the time period stated in the application, and there was a discrepancy on site location. The Town Council suggested that the applicant submit Council Tax bill/payment documentation as proof of residency for the applicable time period.

TC Number: **18/134**  
CC Number: PA18/08510  
Development: Advertisement consent for 1no petrol filling station totem sign.  
Location: Land West of Trevithick Inn, Polstrong, Camborne  
Grid Ref: 163219/40409  
Sent to: Councillor C Godolphin  
Date Considered: 09.10.18  
Com Decision: Recommend refusal as the Town Council objects to the development proposed for this site.

TC Number: **18/135**  
CC Number: PA18/08682  
Development: Rear second floor extension.  
Location: 8 Kerrier way, Camborne, TR14 8FH  
Grid Ref: 165457/40180  
Sent to: Councillor V Kelynack  
Date Considered: 09.10.18  
Com Decision: No objection.

TC Number: **18/136**  
CC Number: PA18/08638  
Development: Various tree works  
Location: The Rectory, Rectory Road, Camborne  
Grid Ref: 164397/39888  
Sent to: Councillor L lemon  
Date Considered: 09.10.18  
Com Decision: The Town Council were unable to comment on Planning Application 18/136 PA18/08638 due to the lack of a satisfactory Tree Officers report.

TC Number: **18/137**  
CC Number: PA18/08848  
Development: Formation of car parking hardstanding with the provision of a dropped curb.  
Location: 15 St Martins Terrace, Camborne, TR14 7HP  
Grid Ref: 164320/40495  
Sent to: Councillor Mrs V Dalley  
Date Considered: 09.10.18  
Com Decision: No objection.

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TC Number: **18/138**  
CC Number: PA17/08040  
Development: Outline planning permission with some matters reserved:  
Replacement dwelling, a three bedroomed house, to  
replace the static caravan allowed under Certificate of  
Lawfulness Permission PA07/01696/LU  
Location: The Vanesse, Newton Moor, Troon, Camborne, TR14 9HW  
Sent to: Councillor G Winter  
Date Considered: 09.10.18  
Com Decision: Recommend refusal as it does not comply with CLP Policy 7,  
and does not have an acceptable Foul Drainage Assessment

TC Number: **18/139**  
CC Number: PA18/08724  
Development: Proposed first floor extension and reinstatement of existing  
garage door opening.  
Location: 44 Vyvyan Street, Camborne, TR14 8BQ  
Grid Ref: 164821/40173  
Sent to: Councillor J Morgan  
Date Considered: 09.10.18  
Com Decision: Recommend refusal, until such time as kerb drop, or vehicular  
access over pavement applications, have been submitted for  
this development.

SIGNED BY THE CHAIRMAN.....

DATE .....

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