

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 5th SEPTEMBER 2017**

MINUTES of the meeting of the Planning & Development Committee of Camborne Town Council held at the Council Offices, The Basset Centre, Basset Road, Camborne on Tuesday 5th September 2017 at 6.30 pm.

PRESENT Councillor J Collins Chairman
Councillor R C Godolphin Vice Chairman
Councillor Mrs V Dalley
Councillor Ms Fox (from point mentioned)
Councillor V Kelynack
Councillor L Lemon
Councillor R Marshall.

In Attendance: Amanda Mugford, Town Clerk.

The Chairman explained the safety procedures to all present.

P.3741 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3741.2 RESOLVED: that apologies from Councillor Winter for non-attendance of the Planning and Development Committee meeting held on 5th September 2017 were received

Proposed by Councillor Mrs Dalley
Seconded by Councillor Kelynack

On a vote being taken the matter was approved unanimously.

P.3742 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 interests declared.

P.3743 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3744 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.3745 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 15TH AUGUST 2017 AND THE CHAIRMAN TO SIGN THEM

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 5th SEPTEMBER 2017**

- P.3745.2 RESOLVED:** that the minutes of the meeting of the Planning and Development Committee held on 15th August 2017 were received approved and signed by the Chairman

Proposed by Councillor Collins
Seconded by Councillor Lemon

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

Councillor Ms Z Fox entered the meeting at 6.33pm and apologised for her late arrival.

P.3746 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

Councillor Ms Z Fox declared a non-registerable interest in the agenda item concerning Notice of an application to remove 12.4 hectares of land at Pendarves Woods from the register of common land, as she knew the landowner.

P.3747 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.3747.2 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 17/128, 17/129, 17/132, 17/134, 17/136, 17/137 and 17/138.

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3748 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 5th SEPTEMBER 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.

P.3749.2 RESOLVED: **to recommend that Cornwall Council refuses Planning Application 17/130 (PA17/07101) due to overdevelopment of the site and lack of sufficient amenity area**

Proposed by Councillor Godolphin
Seconded by Councillor Kelynack

On a vote being taken the matter was approved unanimously.

P.3749.3 RESOLVED: **to recommend that Cornwall Council approves Planning Application 17/131 (PA17/05894) subject to the structure being tied to the dwelling for domestic use only**

Proposed by Councillor Godolphin
Seconded by Councillor Mrs Dalley

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

P.3749.4 RESOLVED: **to recommend that Cornwall Council refuses Planning Application 17/133 (PA17/07280) as it does not concur with NPPF 94, 99,100, 103 and in the circumstances must accord with NPPF 101 and 102. Furthermore, the application does not accord with Cornwall Local Plan paragraphs 2.198 and 2.199 and Policy 26**

Proposed by Councillor Collins
Seconded by Councillor Marshall

On a vote being taken the matter was approved unanimously.

P.3749.5 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/135 (PA17/07279)**

Proposed by Councillor Collins
Seconded by Councillor Mrs Dalley

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

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 5th SEPTEMBER 2017**

- P.3749.6 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has deferred making a response on Planning application 17/139 (PA17/07840) until it has the necessary information from a trained arboriculturist to make a quality decision in view of the Tree Preservation Order at this site

Proposed by Councillor Lemon
Seconded by Councillor Kelynack

On a vote being taken the matter was approved unanimously.

- P.3750 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.3751 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 reported that, having been asked to review the Town Council's decision on Planning Application PA17/06195, they had responded to "Agree to Disagree" with Cornwall Council.

- P.3752 TO RECEIVE NOTICE OF AN APPLICATION TO REMOVE 12.4 HECTARES OF LAND AT PENDARVES WOODS FROM THE REGISTER OF COMMON LAND AND AGREE ANY ACTION.**

Councillor Ms Z Fox left the room having previously declared a non-registerable interest in this item.

The Town Clerk reported that she had contacted the Commons and Greens Registration Officer at Cornwall Council for information about the legislation and process. He had advised the following:

- Central government had acknowledged in the Commons Act 2006 that mistakes had been made under the previous Act;
- Any Representation must be supported by legal evidence as the basis for an objection;
- Evidence that the land met the definition of 'land subject to rights of common; wasteland of a manor; town or village green within the meaning of the 1965 as originally enacted; or, land of a description specified in section 11 of the Inclosure Act 1845 (c.118) was needed.

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 5th SEPTEMBER 2017**

- Use of the land since 1968 was irrelevant; evidence would have to be put forward regarding its use pre-registration;
- In the event that Representations were made against the application an Oral Hearing would have to be provided;
- In the event the land was removed from the Common Land Register it would remain access land under the Countryside and Rights of Way Act 2000 until the maps were reviewed (this was supposed to occur every 10 years but had not yet been done);
- In order to remain access land when the maps were reviewed it must be Mountain, Heath, Down or Moor.

The Town Clerk described the criteria necessary to meet the definition of the various types of land that met the Commons Act requirements. Councillors expressed concern that the land could be removed from the Common Land Register and emphasised its importance both to local people and as a habitat to rare species.

P.3752.2 RESOLVED: **to receive with regret the Application to remove 12.4 hectares of land at Pendarves Woods from the Common Land Register**

Proposed by Councillor Godolphin
Seconded by Councillor Kelynack

On a vote being taken the matter was approved unanimously.

Councillor Ms Z Fox re-entered the meeting.

P.3753 TO RECEIVE A REPORT FROM AKADEMI KERNEWEK REGARDING STREET NAMES FOR NEW ADDRESSES IN HIGHER PENGEGON AND AGREE RECOMMENDATIONS TO BE SENT TO THE DEVELOPER

There was a discussion about the process for the Committee's Working Group for street name recommendations; Councillors on the Group apologised as they had misunderstood what needed to be done. It was agreed that the Group could benefit from a wider membership and that Councillors not on the Planning and Development Committee should be invited to join.

Councillors considered the recommendations made by the Akademi Kernewek in view of Cornwall Council's policy advice on street naming that "it is encouraged that such names should be in the Cornish Language and refer to local historical heritage, natural or landscape features".

P.3753.2 RESOLVED: **to recommend street names for addresses in Higher Pengegon as follows: Rosva an Arlodhes (Lady's Drive), Rosva Arlodhes Basset (Lady Basset Drive) and Lowarth Hutton (Hutton's Garden)**

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 5th SEPTEMBER 2017**

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.3756 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING A NOMINATION TO REGISTER THE CORNISH CHOUGHS INN AS AN ASSET OF COMMUNITY VALUE

P.3756.2 RESOLVED: to support the nomination to register the Cornish Choughs Inn as an Asset of Community Value

Proposed by Councillor Fox
Seconded by Councillor Kelynack

On a vote being taken the matter was approved unanimously.

P.3757 TO RECEIVE ORDER DECISION FPS/D0840/7/24 (ADDITION OF RESTRICTED BYWAY FROM ROAD U6036 TO BRIDLEWAY 62 CAMBORNE)

Councillors agreed that they were very pleased with the Order Decision.

P.3757.2 RESOLVED: to receive Order Decision FPS/D0840/7/24

Proposed by Councillor Fox
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3758 TO NOTE TEMPORARY PRHIBITION OF TRAFFIC ORDERS FOR:
i. North Road and Vyvyan Street 2nd-4th October 2017;
ii. Church View Road 9th-11th October 2017;
iii. Ashill, Menadarva, Kehelland 23rd-27th October 2017

P.3758.2 RESOLVED: to note Temporary Prohibition of Traffic Orders for North Road, Vyvyan street, Church View Road and Ashill.

Proposed by Councillor Mrs Dalley
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 8.03 pm.

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 5th SEPTEMBER 2017**

APPENDIX 1

Members will consider the Chairman and Vice Chairman's recommendations for planning applications under Appendix 1 unless a request is made to move an application to Appendix 2 before the day of the meeting

TC Number: **17/128**

CC Number: PA17/06273

Development: Application for Listed Building Consent for retrospective consent to divide cottage in to two.

Location: Plot 2 & 3 Courtyard Cottages, Holman Park, Camborne

Grid Ref: 164851/40410

Applicant: Mrs Lesley Price, Price Properties Ltd

Date Considered: 05.09.17

Chair and Vice Chair recommendations:

Com Decision: No objection.

TC Number: **17/129**

CC Number: PA17/06272

Development: Retrospective consent to divide cottage in to two.

Location: Plot 2 & 3 Courtyard Cottages, Holman Park, Camborne

Grid Ref: 164851/40410

Applicant: Mrs Lesley Price, Price Properties Ltd

Date Considered: 05.09.17

Chair and Vice Chair recommendations:

Com Decision: No objection.

TC Number: **17/132**

CC Number: PA17/06955

Development: Bedroom extension including rooflight.

Location: 2 Park View, Crane Road, Camborne

Grid Ref: 164095/39939

Applicant: Mr J Martin

Date Considered: 05.09.17

Chair and Vice Chair recommendations:

Com Decision: No objection.

TC Number: **17/134**

CC Number: PA17/06802

Development: Plan type substitution to provide 4 bedroom disabled dwelling.

Location: Plot A 12 Boiler Works Road, North Roskear, Camborne

Grid Ref: 165387/41170

Applicant: Coastline Housing

Date Considered: 05.09.17

Chair and Vice Chair recommendations:

Com Decision: No objection.

TC Number: **17/136**

CC Number: PA17/05892

Development: Proposed extensions and alterations

Location: 6 Park An Gorsaf, Camborne, TR14 7XL

Applicant: Mr & Mrs S E Jose

Date Considered: 05.09.17

Chair and Vice Chair recommendations:

Com Decision: No objection.

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 5th SEPTEMBER 2017**

TC Number: **17/137**
CC Number: PA17/07850
Development: Change of use from care home to residential dwelling.
Location: Rosedene House, 22 Rosewarne Road, Camborne
Grid Ref: 164888/40280
Applicant: Mr Alcwyn Parker-Price
Date Considered: 05.09.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/138**
CC Number: PA17/07477
Development: Two storey extension
Location: 23A Cadogan Road, Camborne TR14 7RY
Grid Ref: 165399/39253
Applicant: Mrs Rebecca Mutter
Date Considered: 05.09.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

APPENDIX 2

TC Number: **17/130**
CC Number: PA17/07107
Development: Proposed demolition of garage and construction of 3 bedroom dwelling, 2 garages with 1 bedroom flat above.
Location: Land rear of 10 Tehidy Road, Eastern Lane, Camborne
Grid Ref: 164663/40532
Applicant: Mr N Mitchell
Sent To: Councillor V Kelynack
Date Considered: 05.09.17
Com Decision: to recommend that Cornwall Council refuses Planning Application 17/130 (PA17/07107) due to overdevelopment of the site and lack of sufficient amenity area.

TC Number: **17/131**
CC Number: PA17/05894
Development: New garage/storage
Location: 19 Dolcoath Avenue, Camborne, TR14 8RY
Applicant: Mr D Semmens
Sent To: Councillor R Marshall
Date Considered: 05.09.17
Com Decision: to recommend that Cornwall Council approves Application 17/131 (PA17/05894) subject to the structure being tied to the dwelling for domestic use only.

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 5th SEPTEMBER 2017**

TC Number: **17/133**
CC Number: PA17/07280
Development: New dwelling and associated works
Location: Land Adj to Brea Playing Fields, Nancevallon, Brea, Cornwall
Grid Ref: 166510/40259
Applicant: Mr Chris Morgan
Sent To: Councillor J P Collins
Date Considered: 05.09.17
Com Decision: To recommend that Cornwall Council refuses Planning Application 17/133 (PA17/07280) as it does not concur with NPPF 94, 99, 100, 103 and in the circumstances must accord with NPPF 101 and 102. Furthermore, the application does not accord with Cornwall Local Plan paragraphs 2.198 and 2.199 and policy 26.

TC Number: **17/135**
CC Number: PA17/07279
Development: Outline application with all matters reserved for the demolition of existing dwelling and the construction of 3 new detached dwellings.
Location: Five Trees, Merry Meeting, Roseworthy, Camborne, TR14 0DS
Grid Ref: 161935/39857
Applicant: Mr & Mrs Michael & Anna Campbell & Walker
Sent To: Councillor G Winter
Date Considered: 05.09.17
Com Decision: That Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/135 (PA17/07279).

TC Number: **17/139**
CC Number: PA17/07840
Development: Fell Monterey Pine
Location: Atlanta, Treslothan Road, Troon, TR14 9JX
Grid Ref: 165739/37728
Applicant: Mr Hampton
Sent To: Councillor L Lemon
Date Considered: 05.09.17
Com Decision: That Camborne Town Council responds to Cornwall Council that it has deferred making a response on planning application 17/139 (PA17/07840) until it has the necessary information from a trained arboriculturist to make a quality decision in view of the Tree Preservation Order at this site.

SIGNED BY THE CHAIRMAN.....

DATE