

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 2ND FEBRUARY 2016**

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 2nd February 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 G Winter

In Attendance: Mrs B Pascoe Deputy Town Clerk; Miss Melanie Negus, Administrative Assistant.

The Chairman explained the safety procedures to all present.

P.3329 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

There were no apologies from Councillor Sanders.

P.3330 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.3331 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3332 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.3333 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 12TH JANUARY 2016 AND THE CHAIRMAN TO SIGN THEM

P.3333.2 RESOLVED: that the minutes of the meeting of the Planning and Development Committee held on 12th January 2016 were received, approved and signed by the Chairman

Proposed by Councillor Collins
Seconded by Councillor Dalley

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

P.3334 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.3335 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.

- P.3335.2 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 16/012, 16/013, 16/015 and 16/018. Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 15/010 and 16/019 subject to the approval of the Tree Officer**

Proposed by Councillor Atherfold
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 should a member of the public enter the meeting and wish to speak.

P.3336 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.

- P.3336.2 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/011**

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Proposed by Councillor Atherfold
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

- P.3336.3 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 16/014; the proposed development is in a World Heritage Site and Conservation Area and the applicant has not submitted a HIA (Heritage Impact Assessment) with this application contrary to NPPF 132 and 137. In addition the access and egress onto a very narrow through road would be a serious danger to both pedestrians and road users. The Council is also concerned that the very small amenity area for the proposed dwellings would be detrimental to the health and well-being of future occupiers. The proposal would also set an undesirable precedent in this retail part of the town which could restrict future retail developments**

Proposed by Councillor Chalker
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

- P.3336.4 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/016; subject to the approval of the Council's Conservation Officer, World Heritage Site Office and the securing of three affordable units, or an off-site affordable housing contribution**

Proposed by Councillor Mrs Dalley
Seconded by Councillor Dalley

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

Councillor Atherfold requested that his name be recorded as voting against.

- P.3336.5 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/017; subject to the approval of the Council's Conservation Officer, World Heritage Site Office and the securing of three**

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**affordable units, or an off-site affordable
housing contribution**

Proposed by Councillor Mrs Dalley
Seconded by Councillor Dalley

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

Councillor Atherfold requested that his name be recorded as voting against.

P.3337 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 applications needing reviewing.

P.3338 TO RECEIVE A REQUEST FROM THE DEVELOPER KIER FOR A NAME FOR THEIR TRECARRACK ROAD DEVELOPMENT AND FORWARD A RESPONSE

- P.3338.2 RESOLVED:** that in response to a request from the Developer Keir, Councillors agreed on 'New Shaft View' as the name for the Trecarrack Road Development; the name be submitted to Keir Developments with a request that it be translated into Cornish

Proposed by Councillor Godolphin
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3339 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL ON THE SCHEDULE OF FURTHER SIGNIFICANT CHANGES TO THE CORNWALL LOCAL PLAN STRATEGIC POLICIES PROPOSED SUBMISSION DOCUMENT 2010-2030

Councillor Collins informed members that the CPIR area had plans passed for 4,500 – 5,200 new builds. Completed builds since 2010 were 1,020, permissions granted 3,344 with 836 remaining. This was expected to be added to by a further 846. For developments of more than five dwellings 25% SHOULD be affordable.

Camborne was classed as a Zone 5 area, which classified it as a deprived area; and as such was not entitled to the new Community Infrastructure Levy (CIL).

Members were agreed that the infrastructure in the Camborne area was unable to cope with the level of recent development, and further development could have a serious impact on services and the well-being of

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the residents. The Cornwall Local Plan was not addressing these issues and not fit for purpose.

Councillor Chalker reported that at a recent meeting, CALC he had expressed their concerns that the Cornwall Local Plan was not adequately addressing local needs.

- P.3339.2 RESOLVED:** **that correspondence from Cornwall Council on the schedule of further significant changes to the Cornwall Local Plan Strategic Policies Proposed Submission Document 2010-2030 was received. A letter be sent to Cornwall Council to express Camborne Town Council's disappointment that the infrastructure for all the proposed developments was not in place and that this was not being addressed in the Local Plan**

Proposed by Councillor Godolphin
Seconded by Councillor Dalley

On a vote being taken the matter was approved unanimously.

- P.3340 TO RECEIVE CORRESPONDENCE FROM GWINEAR-GWITHIAN PARISH COUNCIL ON THEIR NEIGHBOURHOOD DEVELOPMENT PLAN – PRE – SUBMISSION CONSULTATION DRAFT AND AGREE ANY ACTION**

- P.3340.2 RESOLVED:** **that correspondence from Gwinear-Gwithian Parish Council on their Neighbourhood Development Plan – Pre – Submission Consultation Draft was received**

Proposed by Councillor Godolphin
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

- P.3341 TO RECEIVE THE CALC DRAFT RESPONSE TO THE NPPF CONSULTATION ON BEHALF OF THE PLANNING PARTNERSHIP AND AGREE ANY ACTION**

- P.3341.2 RESOLVED:** **that the CALC draft response to the NPPF consultation on behalf of the Planning Partnership was received**

Proposed by Councillor Godolphin
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

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P.3342 TO NOTE THE TEMPORARY PROHIBITION OF TRAFFIC AT STRAY PARK ROAD CAMBORNE FROM 26TH FEBRUARY 2016 TO 7TH MARCH 2016 (00:00 TO 23:59)

P.3342.2 RESOLVED: **that the temporary prohibition of traffic at Stray Park Road Camborne from 26th February 2016 to 7th March 2016 (00:00 to 23:59) was received**

Proposed by Councillor Mrs Dalley
Seconded by Councillor Gillingham

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.22pm.

APPENDIX 1

TC Number: **16/010**
CC Number: PA16/00021
Development: Works to a tree subject to a tree preservation order. Felling of Sycamore.
Location: Chy Vogue, Rectory Road, Camborne
Grid Ref: 164462/40033
Applicant: Mr Mervyn Heard
Date Considered: 02.02.16
Chair and Vice Chair recommendations:
Com Decision: No Objection subject to the approval of the Tree Officer.

TC Number: **16/012**
CC Number: PA16/00066
Development: Rear extension to dwelling to include raised patio area.
Location: Tregwyn, Tehidy Road, Camborne
Grid Ref: 164450/40755
Applicant: Mr D Rowe
Date Considered: 02.02.16
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **16/013**
CC Number: PA15/12000
Development: Retention of two flats and garage as approved conditionally under planning ref W2/PA10/00059/F.
Location: 60 Enys Road, Camborne, TR14 8TW
Grid Ref: 164793/40737
Applicant: Mr Bob Wilson
Date Considered: 02.02.16
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **16/015**
CC Number: PA15/12009
Development: Erection of dwelling, garage and associated works.
Location: Land Adjacent to 2 Veau Road, Camborne, TR14 7TA

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Grid Ref: 165077/39802
Applicant: Mr S Buckfield, Mount Lidden Ltd
Date Considered: 02.02.16
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **16/018**
CC Number: PA16/00447
Development: Replacement detached workshop/garage.
Location: 31 Pendarves Road, Camborne, TR14 7QF
Grid Ref: 164382 / 39515
Applicant: Mr Darren Hendra
Date Considered: 02.02.15
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **16/019**
CC Number: PA16/00467
Development: Lawson Cypress groups (identified as G1, G2 and G3 on accompanying plan)
Removal of all trees.
Location: Former Lidl Site, North Roskear Road, Tuckingmill, Camborne
Applicant: Mr D Smith, Icon Design and Build
Date Considered: 02.02.16
Chair and Vice Chair recommendations:
Com Decision: No Objection, subject to the approval of the Tree Officer.

APPENDIX 2

TC Number: **16/011**
CC Number: PA16/00010
Development: First floor extension to rear of property.
Location: 45 Pendarves Street, Tuckingmill TR14 8NP
Grid Ref: 165828/40898
Applicant: Mr Mike Bauer
Sent To: Councillor D Atherfold
Date Considered: 02.02.16
Com Decision: No Objection.

TC Number: **16/014**
CC Number: PA15/11710
Development: Removal of wall to create access and parking area. Construction of 5no terraces houses with associated parking.
Location: 12/Gas Street/rear of trelowarren Street, Camborne, TR14 8JJ
Grid Ref: 164784/40065
Applicant: Lindmead Ltd
Sent To: Councillor T Chalker
Date Considered: 02.02.15
Com Decision: Refuse: The proposed development is in a World Heritage Site and Conservation Area and the applicant has not submitted a HIA (Heritage Impact Assessment) with this application contrary to NPPF 132 and 137. In addition the access and egress onto a very narrow through road would be a serious danger to both pedestrians and road users. The Council is also concerned that the very small amenity area for the proposed dwellings would be detrimental to the health and wellbeing of future occupiers. The

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proposal would also set an undesirable precedent in this retail part of the Town which could restrict future retail developments.

TC Number: **16/016**
CC Number: PA15/12053
Development: Change of use and conversion of Josiah Thomas Memorial Hall into 12no flats, with rear extension flat roof raised by 600mm and new single storey apartment built on top.3.
Location: Josiah Thomas Memorial Hall, Trevithick Road, Camborne
Grid Ref: 164680/40136
Applicant: Ms Rebecca Lewis
Sent To: Councillors T & Mrs V Dalley
Date Considered: 02.02.16
Com Decision: No Objection subject to the approval of the Council's Conservation Officer, World Heritage Site Office and the securing of three affordable units or an off-site affordable housing contribution.

TC Number: **16/017**
CC Number: PA15/12054
Development: Listed building consent for for proposed change of use and conversion of Josiah Thomas Memorial Hall to 12no flats with rear extension flat roof raised by 600mm and new single-storey apartment built on top.
Location: Josiah Thomas Memorial Hall, Trevithick Road, Camborne
Grid Ref: 164680/ 40136
Applicant: Ms Rebecca Lewis
Sent To: Councillors T & Mrs V Dalley
Date Considered: 02.02.15
Com Decision: No Objection, subject to the approval of the Council's Conservation Officer, World Heritage Site Office and the securing of three affordable units or an off-site affordable housing contribution.

SIGNED BY THE CHAIRMAN.....

DATE