

**CAMBORNE TOWN COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE 18<sup>th</sup> SEPTEMBER 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 18<sup>th</sup> September 2018 at 6.30 pm.

PRESENT Councillor Godolphin Chairman  
Councillor J P Collins  
Councillor Mrs V Dalley  
Councillor Ms Fox  
Councillor V Kelynack (until point mentioned)  
Councillor R Marshall  
Councillor G Winter

In Attendance: Amanda Mugford, Town Clerk; Janet Ritchie, Committee Support Officer; Councillor John Herd, Councillor Dave Biggs, Mr Nik Morgan and four colleagues representing Quora Developments; two members of the public.

The Chairman explained the safety procedures to all present.

**P.3992 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

**P.3992.2 RESOLVED: that the apologies from Councillors Morgan and Wilkins for non-attendance and Councillor Kelynack for early departure at the meeting of the Planning and Development Committee held on 18<sup>th</sup> September 2018 were received**

Proposed by Councillor Godolphin  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

**P.3993 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.

**P.3994 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no written requests.

**P.3995 CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

**P.3996 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 14<sup>th</sup> AUGUST 2018 AND THE CHAIRMAN TO SIGN THEM**

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- P.3996.2 RESOLVED:** that the minutes of the meeting of the Planning and Development Committee held on 14<sup>th</sup> August 2018 were received, approved, and signed by the Chairman

Proposed by Councillor Godolphin  
Seconded by Councillor Marshall

On a vote being taken the matter was approved unanimously.

- P.3997 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

- P.3998 TO RECEIVE A PRESENTATION AND REQUEST FOR PRE-APPLICATION ADVICE FROM MR DAVID BOLTON REGARDING APPLICATION PA18/01226/PREAPP TO CONSTRUCT A BUNGALOW IN THE BACK GARDEN AT 1 BEKELEGE DRIVE, BEACON, CAMBORNE**

- P.3998.2 RESOLVED:** to defer this item until Mr Bolton was present

Proposed by Councillor Godolphin  
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

- P.3999 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.3999.2 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 18/108 (PA18/07014), 18/109 (PA18/07271), 18/112 (PA18/07153), 18/114 (PA18/007594), 18/116 (PA18/07000), 18/117 (PA18/07111), 18/118 (PA18/07721), 18/120 (PA18/07917), 18/121 (PA18/08010), 18/122 (PA18/07664) and 18/123 (PA18/08117)

Proposed by Councillor Godolphin  
Seconded by Councillor Kelynack

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

Ms Mugford left the meeting at 6.36pm and returned at 6.37pm.

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

**P.4000 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**

Mr Nik Morgan, representing Quora (Camborne) Ltd, gave a short presentation in support of applications 18/106 (PA18/06111) and 18/107 (PA18/06112). This included changes to the original scheme to include a petrol filling station. Quora had just completed a similar scheme in Saltash and had a commitment from retailers to take up the units on offer in this scheme.

Ms Mugford left the meeting at 6.41pm.

Two members of the public and Ms Mugford entered the meeting at 6.42pm.

Discussion took place, when concerns were expressed regarding the lack of opportunity provided for local business involvement and whether an out of town retail park would take trade away from the town centre resulting in the closure of town centre shops. There was also concern that the development, which included a new petrol filling station, was proposed on greenfield land when there was an existing redundant petrol filling station next to it.

Mr Morgan was thanked for his presentation.

**P.4001 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.4001.2 RESOLVED: to recommend that Cornwall Council refuses Planning Application 18/106 (PA/06111) as it does not accord with NPPF Section 2, Policies 14, 17, 20, 23, 24, 111 & 117; CLP Policies 4 & 21 and Community Network Policy PP4**

Proposed by Councillor Collins  
Seconded by Councillor Kelynack

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On a vote being taken the matter was approved unanimously.

- P.4001.3 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 18/107 (PA/06112) as it does not accord with NPPF Section 2, Policies 14, 17, 20, 23, 24, 111 & 117; CLP Policies 14, 17, 20, 23, 24 111 & 117; CLP Policies 4 & 21 and Community Network Policy PP4**

Proposed by Councillor Collins  
Seconded by Councillor Marshall

On a vote being taken the matter was approved unanimously.

Seven members of the public left the meeting at 7.11pm.

- P.4001.4 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 18/111 (PA17/09084) on the grounds that the height of the finished floor levels, recommended by the Environment Agency because of flood risk, had not been amended by the applicant**

Proposed by Councillor Marshall  
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

- P.4001.5 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 18/113 (PA18/06824) because the applicant had not provided a Heritage Statement (NPP189 & CLP184) or a Contaminated Land Statement (N170 & CLP16)**

Proposed by Councillor Winter  
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

Councillor Godolphin left the meeting at 7.22pm and Councillor Collins took the Chair.

One member of the public left the meeting at 7.22pm.

- P.4001.6 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/115 (PA18/06033) as the applicant has**

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**amended the design of the building to  
address safety of access, as previously  
requested**

Proposed by Councillor Mrs V Dalley  
Seconded by Councillor Kelynack

On a vote being taken the matter was approved unanimously.

Councillor Godolphin returned at 7.24pm and took the Chair.

**P.4001.7 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/119 (PA18/07311)**

Proposed by Councillor Ms Fox  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

**P4002 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.4003 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) To note correspondence with Cornwall Council Planning Department PA17/09491 (Agree to Disagree)**

**P.4003.2 RESOLVED: that correspondence with Cornwall Council Planning Department PA17/09491 (Agree to Disagree) was received and noted**

Proposed by Councillor Godolphin  
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

**(ii) To note correspondence with Cornwall Council Planning Department regarding application PA18/06562 Permission in Principle (Agree with the recommendation)**

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**P.4003.3 RESOLVED:** that correspondence with Cornwall Council Planning Department PA18/06562 Permission in principle (Agree with the recommendation) was received and noted

Proposed by Councillor Godolphin  
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

**(iii) To note correspondence with Cornwall Council Planning Department regarding application PA17/09966 (Agree to Disagree)**

**P.4003.4 RESOLVED:** that correspondence with Cornwall Council Planning Department regarding application PA17/09966 (Agree to Disagree) was received and noted

Proposed by Councillor Godolphin  
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

**P.4004 TO RECEIVE CORNWALL COUNCIL'S LOCAL TOWN & PARISH COUNCIL PLANNING NEWSLETTER FOR JULY 2018 AND CORRESPONDENCE ON THE PROPOSED COMMUNITY INFRASTRUCTURE LEVY (CIL) AND APPROVE A CONSULTATION RESPONSE ON CIL ALLOCATION AND SPEND**

**P.4004.2 RESOLVED:** that we answer "Yes" to Question 1 Should areas where there is no levy be automatically allocated a share of the 70-80% funds held by Cornwall Council?

Proposed by Councillor Collins  
Seconded by Councillor Mrs V Dalley

On a vote being taken the matter was approved unanimously.

**P.4004.3 RESOLVED:** that in answer to Question 2 How should the levy be spent? we respond option 1 "On local projects agreed between Cornwall Council and the Town/Parish Council, such as open space or community facilities"

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Proposed by Councillor Ms Fox  
Seconded by Councillor Kelynack

On a vote being taken the matter was approved unanimously.

**P.4004.4 RESOLVED:** **that in answer to Question 3 Who should decide how the CIL is spent? we respond option 2 "Town and Parish Councils"**

Proposed by Councillor Kelynack  
Seconded by Councillor Mrs V Dalley

On a vote being taken the matter was approved by a majority, with one abstention.

**P.4004.5 RESOLVED:** **that in answer to Question 4 Using the CIL - How should the 70-80% be allocated? we respond option 3 "Proportionally to the scale of development in an area"**

Proposed by Councillor Ms Fox  
Seconded by Councillor Mrs V Dalley

On a vote being taken the matter was approved unanimously.

Councillor Kelynack left the meeting at 7.48pm

**P.4004.6 RESOLVED:** **that in answer to Question 5 Which infrastructure do you think CIL funds should be spent on? we respond "CIL funds should be used on infrastructure agreed by Town and Parish Councils' local priorities"**

Proposed by Councillor Winter  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

**P.4005 TO RECEIVE A MOTION FROM COUNCILLOR MARSHALL:**

**"That this Committee agrees, where there is a disparity between this Committee's recommendations on a Camborne Town Planning Application and the final decision of the Cornwall Council Planning Officer, that the said Cornwall Council Planning Officer be invited to attend the next appropriate Camborne Town Planning Meeting, so that Committee members will learn how the Planning Officer came to their decision, thereby enhancing our knowledge and experience for scrutiny of future applications".**

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Councillor Marshall gave a short presentation in support of the motion. This Committee should look at ways to improve decision making, either through training or using the knowledge available e.g. members with greater planning experience assisting those who are less so.

The Town Clerk advised members that Cornwall Council's reasons for approval or refusal of an application were being included in their paperwork and that Cornwall Council acknowledged the need for ongoing planning training.

**P.4005.2 RESOLVED: that Cornwall Council was asked to provide members with advanced training on planning matters**

Proposed by Councillor Ms Fox  
Seconded by Councillor Marshall

On a vote being taken the matter was approved unanimously.

**P.4006 TO RECEIVE AND NOTE PLANNING APPLICATION PA18/00016/NDP PLAN PROPOSAL SUBMITTED FOR ILLOGAN NEIGHBOURHOOD DEVELOPMENT PLAN, ILLOGAN PARISH COUNCIL, 2 WHEAL AGAR, ILLOGAN, CORNWALL AND AGREE ANY COMMENTS FOR SUBMISSION**

**P.4006.2 RESOLVED: that Planning Application PA18/00016/NDP Plan proposal submitted for Illogan Neighbourhood Development Plan was received**

Proposed by Councillor Ms Fox  
Seconded by Councillor Marshall

On a vote being taken the matter was approved unanimously.

**P.4007 TO RECEIVE CONFIRMATION OF DEFINITIVE MAP MODIFICATION ORDER WILDLIFE AND COUNTRYSIDE ACT 1981 – SECTION 53 (ADDITION OF RESTRICTED BYWAY FROM ROAD U6036 TO BRIDLEWAY 62 CAMBORNE) AND AGREE ANY ACTION**

**P.4007.2 RESOLVED: that Confirmation of Definitive Map Modification Order Wildlife and Countryside Act 1981 – Section 53 (Addition of Restricted Byway from Road U6036 to Bridleway 62 Camborne) was received and approved**

Proposed by Councillor Collins  
Seconded by Councillor Ms Fox



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On a vote being taken the matter was approved unanimously.

**P.4008 TO NOTE CORRESPONDENCE FROM CORNWALL COUNCIL: TOWN AND COUNTRY PLANNING (HEARINGS AND ENQUIRIES PROCEDURES) (ENGLAND) (AMENDMENT) RULES 2009: CORNWALL COUNCIL REF PA17/05617**

**P.4008.2 RESOLVED: that correspondence from Cornwall Council: Town and Country Planning (Hearings and Enquiries Procedures) (England) (Amendment) Rules 2009: Cornwall Council ref PA17/05617 was noted**

Proposed by Councillor Godolphin  
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

**P.4008.3 RESOLVED: that in Mr Bolton's absence, agenda item 8 was noted**

Proposed by Councillor Godolphin  
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 8.05 pm.

## **Appendix 1**

TC Number: **18/108**  
CC Number: PA18/07014  
Development: Erection of three bedroom single storey dwelling with rooms in the roof and formation of new vehicular access and parking for Larmie with variation of condition 2 of decision PA16/05028 dated 08.09.16 to allow revised plans to provide enlarged dormers to improve the internal floor space in the roof.  
Location: Larmie, North Roskear Road, Camborne, TR14 8PX  
Grid Ref: 165272/40847  
Date Considered: 18.09.18  
Com Decision: No objection.

TC Number: **18/109**  
CC Number: PA18/PA18/07271  
Development: Proposed rear extension with the inclusion of a balcony  
Location: 86 Newton Road, Troon, Camborne, TR14 9DS  
Grid Ref: 166094/38402  
Date Considered: 18.09.18  
Com Decision: No objection

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TC Number: **18/112**  
CC Number: PA18/07153  
Development: Certificate of lawfulness for existing use to confirm that the work completed so far on PA12/09083 constitutes a material start.  
Location: 9 Higher Pengegon, Pengegon, Camborne, TR14 7UD  
Grid Ref: 165964/39778  
Date Considered: 18.09.18  
Com Decision: No objection

TC Number: **18/114**  
CC Number: PA18/007594  
Development: Crown reduce Lime Tree.  
Location: 1 The Oaks, Kings Road, Camborne  
Grid Ref: 164601/40724  
Date Considered: 18.09.18  
Com Decision: No objection

TC Number: **18/116**  
CC Number: PA18/07000  
Development: Proposed change of use of ground floor office into self-contained residential unit.  
Location: 84 Trelowarren Street, Camborne, TR14 8AN  
Grid Ref: 165032/40137  
Date Considered: 18.09.18  
Com Decision: No objection

TC Number: **18/117**  
CC Number: PA18/07111  
Development: To construct a double garage to the side of a 3 bedroom house.  
Location: Old Blacksmiths Yard, Higher Condurrow, Condurrow, TR14 9AL  
Grid Ref: 166104/39250  
Date Considered: 18.09.18  
Com Decision: No objection

TC Number: **18/118**  
CC Number: PA18/07721  
Development: Application for a Lawful Development Certificate for a single storey extension-kitchen and utility room.  
Location: 19 Barripper Road, Camborne, TR14 7QW  
Grid Ref: 164182/39207  
Date Considered: 18.09.18  
Com Decision: No objection

TC Number: **18/120**  
CC Number: PA18/07917  
Development: 2 x Identical Estate Totems signs  
Location: Land to the North of Roseworthy Hill, Camborne, TR14 0TR  
Grid Ref: 163219/40409  
Date Considered: 18.09.18  
Com Decision: No objection

TC Number: **18/121**  
CC Number: PA18/08010  
Development: Proposed ground floor extension.  
Location: 37 Trehane Road, Treswithian, TR14 7NT  
Grid Ref: 163599/40401

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Date Considered: 18.09.18  
Com Decision: No objection

TC Number: **18/122**  
CC Number: PA18/07664  
Development: Removal and replacement of existing double-glazed external door together with fixed window above.

Location: The Old Manse, 25 Roskear, Camborne  
Grid Ref: 165496/40616  
Date Considered: 18.09.18  
Com Decision: No objection

TC Number: **18/123**  
CC Number: PA18/08117  
Development: To build an extension  
Location: 2 Trenwith Road, Camborne, TR14 7JF  
Grid Ref: 163914/40499  
Date Considered: 18.09.18  
Com Decision: No objection

## Appendix 2

TC Number: **18/106**  
CC Number: PA18/06111  
Development: Proposed mixed use development comprising three A1 retail (food and non-food) units and petrol filling station (including A1/A3 uses); associated parking, access

Location: Land to the north of Roseworthy Hill, Camborne, TR14 0TR  
Grid Ref: 163219/40409  
Sent to: Councillor Collins  
Date Considered: 18.09.18  
Com Decision: Recommend refusal as it does not accord with NPPF Section 2, Policies 14, 17, 20, 23, 24, 111 & 117; CLP Policies 4 & 21 and Community Network Policy PP4

TC Number: **18/107**  
CC Number: PA18/06112  
Development: Proposed coffee shop with drive thru (to be developed alongside the wider mixed use retail and petrol filling station development) associated parking, access and landscaping arrangements.

Location: Land to the north of Roseworthy Hill, Camborne, TR14 0TR  
Grid Ref: 163219/40409  
Sent to: Councillor Collins  
Date Considered: 18.09.18  
Com Decision: Recommend refusal as it does not accord with NPPF Section 2, Policies 14, 17, 20, 23, 24, 111 & 117; CLP Policies 4 & 21 and Community Network Policy PP4

TC Number: **18/111**  
CC Number: PA17/09084  
Development: Conversion and extension of garage to create dwelling.  
Location: Ivy House, Chapel Hill, Brea, Camborne  
Grid Ref: 166540/39986  
Sent to: Councillor Marshall  
Date Considered: 18.09.18  
Com Decision: Recommend refusal on the grounds that the height of the finished floor

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levels, recommended by the Environment Agency because of flood risk, has not been amended by the applicant

TC Number: **18/113**  
CC Number: PA18/06824  
Development: Construction of two semi-detached, three-bedroom dwellings.  
Location: Land to SW of 23 Knave Go By, Beacon, Camborne  
Grid Ref: 165253/38884  
Sent to: Councillor Winter  
Date Considered: 18.09.18  
Com Decision: recommend refusal because the applicant has not provided a Heritage Statement (NPP189 & CLP184) or a Contaminated Land Statement (N170 & CLP16)

TC Number: **18/115**  
CC Number: PA18/06033  
Development: Amended design for the conversion of existing garages to three dwellings (previous approval PA16/06863 disused garages, formerly stables, to be converted and altered to provide 6 one-bedroom apartments/dwellings and associated works)  
Location: Garages, Trevu Road, Camborne  
Grid Ref: 164975/39510  
Sent to: Councillor Mrs V Dalley  
Date Considered: 18.09.18  
Com Decision: No objection.

TC Number: **18/119**  
CC Number: PA18/07311  
Development: Extension and renovation of the CRFC grandstand to include internal alterations and roof replacement  
Location: Camborne Rugby Football Club, Recreation Ground, Crane Rod, Camborne  
Grid Ref: 163922/39788  
Sent to: Councillor Ms Fox  
Date Considered: 18.09.18  
Com Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE .....

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