

# Meeting Minutes

The Passmore Edwards Building, The Cross, Cross Street, Camborne TR14 8HA Tel: 01209 612406 enquiries@camborne-tc.gov.uk

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## MINUTES:

**of the meeting of Planning and Development Committee held in The Chamber, The Passmore Edwards Building, The Cross, Cross Street, Camborne, TR14 8HA, on Tuesday 2<sup>nd</sup> April 2024 at 6.30pm**

## PRESENT:

**Councillor Z Fox**

**Councillor J Ball**

**Councillor D Atherfold**

**Councillor C Godolphin**

**Councillor L McDonald**

**Councillor P Mills**

**Councillor R Weatherburn**

**Councillor S Weedon**

**Chairman**

**Vice Chairman**

## IN ATTENDANCE:

**Samantha Hughes, Town Clerk; Lara Barbier, Administration Assistant and one member of public.**

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### **P.5012 MEETING PROCEDURES**

The Chairman explained the safety procedures to all present.

### **P.5013 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

No apologies received for Councillor N Heather.

### **P.5014 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 interest.

### **P.5015 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

### **P.5016 CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

**P.5017** TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 5<sup>TH</sup> March 2024 FOR SIGNING BY THE CHAIRMAN

**P.5017.2** **RESOLVED:** that the Minutes of the meeting of the Planning and Development Committee held on the 5<sup>th</sup> March 2024 were received, approved, and signed by the Chairman

Proposed by Councillor Z Fox  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.5018** **MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.5019** **TO CONSIDER APPENDIX 1 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND DEALT WITH UNDER THE DELEGATED PROCEDURE IN ACCORDANCE WITH MINUTE P.3280.3**

**P.5019.2** **RESOLVED:** that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/148 (PA24/01999)

Proposed by Councillor Z Fox  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

The Chairman took agenda items 9 and 10 together.

**P.5020** **PUBLIC PARTICIPATION (SUBJECT TO STANDING ORDER 3E 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)**

**TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL**

A member of the public spoke on Planning Application 23-24/145 (PA24/01900). The Chairman took this application first.

**P.5020.2** **RESOLVED:** that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 23-24/145 (PA24/01900)

Proposed by Councillor C Godolphin

Seconded by Councillor D Atherfold

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

**P.5020.3**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 23-24/144 (PA24/00869)**

Proposed by Councillor L McDonald  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.5020.4**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 23-24/146 (PA24/01463)**

Proposed by Councillor J Ball  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.5020.5**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/147 (PA24/01231) and their response be: "That this current retrospective application mirrors the withdrawn retrospective application PA21/06722 to which this Council objected. We requested enforcement of plans and conditions as submitted in an original application for the site: W2/PA06/00801. We object to this retrospective application and request that enforcement is continued. Our objections to application PA21/06722 still stand. The extant development differs from that permitted in several significant ways and does not adhere to the conditions of the approved development (W2/PA06/00801) which included retention of doors and windows in keeping with the conservation area and matching treatments on the extension (as permitted) also, submission of a landscaping and boundary treatment plan, and provision of allocated parking to the 2 permitted dwellings. Construction of 'incidental buildings' was specifically prohibited, without written permission. Departure from the approved plans has resulted in overdevelopment of the site and an eyesore which does not reflect the Conservation area or the WHS and affects neighbour amenity. This current application contains wrong and misleading documentation including an inadequate Heritage statement which makes no mention of the Conservation area or the World Heritage site. This is despite the Conservation area being referenced in the permission notice for original plans submitted. Neither do the block plans supplied reflect the development, they only show the site before development took place. It is entirely unclear whether minimum space standards or**

**amenity space requirements are adequate as constructed. The plans do not appear to accord with what is in situ. Neighbour objections which were submitted to the withdrawn PA21/0672 are still relevant and should be referenced. Including evidence that minimum space standards have not been met. The only obvious difference in this application is that a first-floor exterior outward opening door- leading into space is no longer shown on plans. However, this remains in place at today's site visit," was approved.**

Proposed by Councillor Z Fox  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.5021 TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

**P.5021.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/149 (PA24/01786)**

Proposed by Councillor J Ball  
Seconded by Councillor S Weedon

On a vote being taken the matter was approved unanimously.

**P.5022 TO RECEIVE A REPORT ON PLANNING APPLICATIONS REVIEWED BY THE PLANNING COMMITTEE FOLLOWING ADDITIONAL INFORMATION RECEIVED FROM CORNWALL COUNCIL PLANNING OFFICERS IN ACCORDANCE WITH P.4113.2, AND AGREE ANY FURTHER ACTION**

**TC Number: 23-24/118**  
**CC Number: PA23/09570**  
**Development:** Change of use of two Class C3 residential apartments to enable their continued use within Class C3 and alternative uses for various events, functions and wedding ceremonies within a sui generis use and Classes E(b), E(d), F1(a), F1(b) and F2(b)  
**Location:** Rosewarne House Holman Park Camborne Cornwall TR14 8FE  
**Grid Ref:** 164840 / 40409  
**Sent To:** Councillor J Ball  
Comment Submission Date: 10.01.24  
**Comm Decision:** No objection, subject to a satisfactory up-to-date acoustic impact assessment being submitted.

**Committee decision: Agree with planning officer.**

**TC Number: 23-24/138**  
**CC Number: PA24/01537**

Development: Erection of garage and incidental building to the main house without compliance of condition 2 of decision notice PA20/05469 dated 13/08/2020

Location: Kilivista Killivose Camborne Cornwall TR14 9LG

Grid Ref: 164640 / 38873

Sent To: Cllr Weatherburn

Comment Submission Date: 07.03.24

Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/138 (PA24/01537) as per previously submitted incidental use. If approved the usage should be restricted to family use only

**Committee decision: Agree to Disagree.**

**TC Number: 23-24/133**

CC Number: PA24/00171

Development: The works required are: 1) Replacing the existing cement / asbestos roof tiles with natural Brazilian slate, flashing and underfelt (part of work started / to start without consent) 2) Repoint of external walls with cement / lime mortar to front and gable elevations (part of work started / to start without consent) 3) Replacement of existing UPVC white first floor windows with new UPVC white windows 4) Internal renovations to convert existing upstairs to the premises from 1 bedroom and bathroom to 2 bedrooms (part of work started / to start without consent) 5) Repointing / rendering of existing internal walls (part of work started / to start without consent) 6) Creation of single storey flat room extension to front elevation of premises for new downstairs bathroom, utility room and kitchen - UPVC white windows / grey door 7) External works to remove existing front boundary wall (part of work started / to start without consent) 8) Creation of off street hardstanding to front

Location: 2 Victoria Street Camborne Cornwall TR14 8HD

Grid Ref: 164750 / 39901

Sent To: Cllr Weedon

Comment Submission Date: 07.03.2024

Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 23-24/133 (PA24/00171) subject to the approval of the World Heritage Site Officer

**Committee decision: Agree with planning officer.**

**TC Number: 23-24/112**

CC Number: PA23/09632

Development: Proposed extension to dwelling to include change of use of land and replacement of 3887

existing implement shed/ store with garage,  
implement shed and games room  
Location: Elder Croft, Treswithian Downs, Camborne,  
Cornwall, TR14 0BY  
Sent To: Cllr McDonald  
Comment Submission Date: 08.02.2024  
Comm decision: Camborne Town Council recommend refusal of  
this application as it would constitute overdevelopment in the open  
countryside.

Committee decision: Agree with planning officer.

The Chair would wish to add: "subject to garage being tied to main  
property for incidental purposes only."

**P.5022.2 RESOLVED: that a report on Planning Applications reviewed  
by the Planning Committee following additional information  
received from Cornwall Council Planning Officers in  
accordance with P.4113.2, was received**

Proposed by Councillor Z Fox  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.5023 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.5024 TO RECEIVE NOTIFICATIONS OF PLANNING APPLICATIONS  
TO BE DECIDED BY CORNWALL COUNCIL PLANNING  
COMMITTEE AND AGREE ANY ACTION**

There were no such applications.

There being no further business the Chairman closed the  
meeting at 18.49.

## PLANNING APPLICATIONS

### APPENDIX 1

**TC Number: 23-24/148**  
CC Number PA24/01999  
Development: Proposed single-storey rear extension  
Location: 20 Trecarrack Road Pengegon Camborne Cornwall  
Grid Ref: 166060 / 40096  
Comment Submission Date: 10.04.24

Committee decision: No objection

## APPENDIX 2

**TC Number: 23-24/144**

CC Number: PA24/00869  
Development: Erection of off road parking space  
Location: 47 Mount Pleasant Road Camborne TR14 7RJ  
Grid Ref: 164835 / 39365  
Comment Submission Date: 03.04.24  
**Allocated to: Cllr L McDonald**

Committee decision: No objection

**TC Number: 23-24/145**

CC Number: PA24/01900  
Development: Rear extension to dwelling  
Location: 85 Dolcoath Road Camborne Cornwall TR14 8RP  
Grid Ref: 165675 / 40392  
Comment Submission Date: 03.04.24  
**Allocated to: Cllr C Godolphin**

Committee decision: No objection

**TC Number: 23-24/146**

CC Number: PA24/01463  
Development: Listed building consent for general maintenance to sash windows and front door, replacement of side gate and installation of a new boiler, like for like, using the same flue point  
Location: 29 Roskear, Camborne, Cornwall, TR14 8DG  
Grid Ref: 165513/40626  
Comment Submission Date: 03.04.24  
**Allocated to: Cllr J Ball**

Committee decision: No objection

**TC Number: 23-24/147**

CC Number: PA24/01231  
Development: Retrospective planning for the conversion of an existing dwelling into 3 dwellings with additional extensions  
Location: 53 College Street, Camborne, Cornwall, TR14 7JX  
Grid Ref: 164200/40207  
Comment Submission Date: 03.04.24  
**Allocated to: Cllr Z Fox**

Committee decision: Recommend refusal.

This current retrospective application mirrors the withdrawn retrospective application PA21/06722 to which this Council objected. We requested enforcement of plans and conditions as submitted in an original application for the site: W2/PA06/00801.

We object to this retrospective application and request that enforcement is continued. Our objections to application PA21/06722 still stand.

The extant development differs from that permitted in several significant ways and does not adhere to the conditions of the approved development (W2/PA06/00801) which included retention of doors and windows in keeping with the



conservation area and matching treatments on the extension (as permitted) also, submission of a landscaping and boundary treatment plan, and provision of allocated parking to the 2 permitted dwellings. Construction of 'incidental buildings' was specifically prohibited, without written permission.

Departure from the approved plans has resulted in overdevelopment of the site and an eyesore which does not reflect the Conservation area or the WHS and affects neighbour amenity.

This current application contains wrong and misleading documentation including an inadequate Heritage statement which makes no mention of the Conservation area or the World Heritage site. This is despite the Conservation area being referenced in the permission notice for original plans submitted. Neither do the block plans supplied reflect the development, they only show the site before development took place.

It is entirely unclear whether minimum space standards or amenity space requirements are adequate as constructed. The plans do not appear to accord with what is in situ.

Neighbour objections which were submitted to the withdrawn PA21/0672 are still relevant and should be referenced. Including evidence that minimum space standards have not been met.

The only obvious difference in this application is that a first-floor exterior outward opening door- leading into space is no longer shown on plans. However, this remains in place at today's site visit.

## **AGENDA 11**

**TC Number:** 23-24/149  
**CC Number:** PA24/01786  
**Development:** The erection of a wooden headframe and associated facilities above Engine Shaft at King Edward Mine Museum  
**Location** King Edward Mine Museum Newton Moor Troon Camborne  
**Grid Ref** 166385 / 38894  
**Comment Submission Date:** 18.04.24

**Committee Decision:** No objection

SIGNED BY THE CHAIRMAN.....

DATE .....