

Meeting Minutes

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

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 2nd April 2024 at 6.30pm

PRESENT:

| | |
|---------------------------------|----------------------|
| Councillor Z Fox | Chairman |
| Councillor J Ball | Vice Chairman |
| Councillor D Atherfold | |
| Councillor C Godolphin | |
| Councillor L McDonald | |
| Councillor P Mills | |
| Councillor R Weatherburn | |
| Councillor S Weedon | |

IN ATTENDANCE:

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

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 5TH 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 5th 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 is 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 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