

# 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 5<sup>th</sup> March 2024 at 6.30pm**

## PRESENT:

<b>Councillor Z Fox</b>	<b>Chairman</b>
<b>Councillor J Ball</b>	<b>Vice Chairman</b>
<b>Councillor D Atherfold</b>	
<b>Councillor C Godolphin</b>	
<b>Councillor L McDonald</b>	
<b>Councillor P Mills</b>	
<b>Councillor R Weatherburn</b>	
<b>Councillor S Weedon</b>	

## IN ATTENDANCE:

**Dave Garwood; Amenities & Projects Officer and one member of the public.**

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### **P.4997 MEETING PROCEDURES**

The Chairman explained the safety procedures to all present.

### **P.4998 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

#### **P.4998.2 RESOLVED: that the apology from Councillor N Heather for non-attendance of the meeting of the Planning & Development Committee held on the 5<sup>th</sup> March 2024 was received**

Proposed by Councillor Z Fox  
Seconded by Councillor R Weatherburn

On a vote being taken the matter was approved unanimously.

### **P.4999 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**

Steve Sandercock declared an interest due to Kennal Consulting being a supplier for the Council.

**P.5000 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.5001 CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements other than to wish everyone 'Gool Perran Lowen'.

**P.5002 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 6<sup>TH</sup> FEBRUARY 2024 FOR SIGNING BY THE CHAIRMAN**

Numbering errors had been noted and amended.

**P.5002.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 6<sup>th</sup> February 2024 were received, approved with amendments, and signed by the Chairman**

Proposed by Councillor Z Fox  
Seconded by Councillor P Mills

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

**P.5003 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.5004 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.5004.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/132 (PA24/01138)**

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.5005 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 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL**

**P.5005.2**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 23-24/131 (PA23/09264) subject to transport and access being conditioned and tied to the property**

Proposed by Councillor P Mills  
Seconded by Councillor C Godolphin

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

**P.5005.3**            **RESOLVED: that 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**

Proposed by Councillor S Weedon  
Seconded by Councillor Z Fox

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

**P.5005.4**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 23-24/134 (PA24/01247)**

Proposed by Councillor D Atherfold  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

Planning Application 23-24/135 (PA24/00758) was taken with Agenda Item 11 to incorporate a report from Councillor P Perry.

**P.5005.5**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/135 (PA24/00758) due to the inadequacy of access as described in the viability assessment. With access from the eastward approach permission should be refused due to Highways access and safety issues**

Proposed by Councillor Z Fox  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.5005.6**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/136 (PA24/01071)**

Proposed by Councillor C Godolphin  
Seconded by Councillor D Atherfold

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

**P.5005.7**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/137 (PA23/04960) as it is aligned with other statutory consultees and public comments**

Proposed by Councillor J Ball  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.5005.8**                    **RESOLVED: that 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**

Proposed by Councillor R Weatherburn  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.5006**                    **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

**P.5006.2**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that is has no objection to Planning Application 23/24/140 (PA24/01268)**

Proposed by Councillor J Ball  
Seconded by Councillor S Weedon

On a vote being taken the matter was approved unanimously.

**P.5006.3**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning application 23/24/141 (PA24/01488) subject to condition of replanting of appropriate species recommended by the Tree Officer**

Proposed by Councillor Z Fox  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.5006.4**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23/24/142 (PA24/00841) due to loss of amenity for residents, overdevelopment and impact on the heritage setting of the site**

Proposed by Councillor Z Fox  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.5006.5**

**RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23/24/143 (PA24/00842) due to loss of amenity for residents, overdevelopment and impact on the heritage setting of the site**

Proposed by Councillor Z Fox  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.5007**

**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: **23-24/139**  
CC Number: PA24/00999  
Development: Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 under Part 17 Class K to conduct mineral exploration via a diamond drilling program across two initial sites, two surface drill collar locations are proposed, from two individual sites under this application, which will be utilised to drill a single diamond drill hole from each site to depths typically between 300 and 600m from surface.  
Location: Lands near Carnarthen, SE of Brea, Camborne, Cornwall  
Grid Ref: 167133/40181  
Applicant: South Crofty Ltd  
Comm Decision: Camborne Town Council respond to Cornwall Council that as there was no professional Tree Report submitted for Planning Application 23-24/084 (PA23/07169), the Town Council request clarity on the proposed works, and a site visit by a Tree Officer.  
Comm Decision: No objection.

**Comm Decision: Agree with Planning Officer**

**P.5007.2**

**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 C Godolphin

On a vote being taken the matter was approved unanimously.

**P.5008**

**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.5009 TO RECEIVE NOTIFICATIONS OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION**

There were no such applications.

**P.5010 TO RECEIVE CONSULTATION FROM CORMAC SOLUTIONS LTD REGARDING A NEW HOUSING DEVELOPMENT AT CHURCH VIEW FARM, TUCKINGMILL, AND AGREE ACTION**

**P.5010.2 RESOLVED: that Camborne Town Council would have objections to the development due to serious concerns regarding highways safety for vehicles and pedestrians. Longer car journeys imposed by the proposal would also bring unnecessary negative carbon impact at a time of climate emergency. An invitation should be given to Cormac Solutions Ltd to attend the next Full Council meeting to better describe the application and rationale behind it.**

Proposed by Councillor J Ball  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved by a majority. Councillor C Godolphin wished to object and that his vote be recorded.

**P.5011 TO RECEIVE A CALL FOR SITES FROM CORNWALL COUNCIL AND AGREE ACTION**

**P.5011.2 RESOLVED: that Councillors requested that all Planning Councillors explore proposals for brown field sites that could be developed for housing or for nature recovery and bring them to the next planning meeting. They also wished to request that they have access to the Cornwall Council Layered mapping system for all Camborne Town Council Councillors due to the registered process of commencing a Neighbourhood Plan**

Proposed by Councillor S Weedon  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 19.20 pm.

**PLANNING APPLICATIONS**

TC Number: **23-24/132**  
CC Number: PA24/01138  
Development: Construction of Ground Floor Extension & Associated Works

Location: 4 Chapel Street, Camborne, Cornwall, TR14 8EG  
Grid Ref: 164686 / 39934  
Comment Submission Date: 06.03.24  
Comm Decision: **No objection**

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  
Comment Submission Date: 06.03.24  
Comm Decision: **No objection subject to the approval of the World Heritage Site Officer**

TC Number: **23-24/134**  
CC Number: PA24/01247  
Development: Proposed loft extension including raising the ridge height and associated works.

Location: 22 Laity Fields, Camborne, Cornwall, TR14 8RT  
Grid Ref: 165894/40171  
Comment Submission Date: 06.03.24  
Comm Decision: **No objection**

TC Number: **23-24/135**  
CC Number: PA24/00758  
Development: Erection of 7 residential dwellings.  
Location: Land Off Boiler Works Road, North Roskear, Camborne, TR14 0AF  
Grid Ref: None provided  
Comment Submission Date: 06.03.24  
Comm Decision: **Camborne Town Council recommends refusal due to the inadequacy of access as described in the viability assessment. With access from the eastward approach permission should be refused due to Highways access and safety issues.**

TC Number: **23-24/136**  
CC Number: PA24/01071  
Development: Access and Spine Road (to serve development consented under PA10/08655 as amended and the proposed development currently under consideration PA23/02613).  
Location: Land at Tuckingmill / Church View Farm, Camborne, Cornwall  
Grid Ref: 165994/40753  
Comment Submission Date: 06.03.24  
Comm Decision: **No objection**

TC Number: **23-24/137**  
CC Number: PA23/04960  
Development: Demolition of existing fire damaged farmhouse and erection of 32 residential dwellings (including one replacement and 7 affordable) together with access, estate roads and landscaping biodiversity net gain.  
Location: Land At Church View Farm, Church View Road, Camborne, TR14 8RQ  
Grid Ref: None provided  
Comment Submission Date: 06.03.24  
Comm Decision: **Camborne Town Council recommends refusal as it is aligned with other Statutory Consultees and public comments.**

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: Killivista, Killivose, Camborne, Cornwall  
Grid Ref: 164640/38873  
Comment Submission Date: 06.03.24  
Comm Decision: **Camborne Town Council recommends refusal, as per previously submitted incidental use. If approved the usage should be restricted to family use only.**

TC Number: **23-24/140**  
CC Number: PA24/01268  
Development: Proposed rear extension and interior alterations  
Location: 41 Hilderley Park, Camborne, Cornwall, TR14 0DL  
Grid Ref: 164969/41029  
Comment Submission Date: 06.03.24  
Comm Decision: **No objection.**

TC Number: **23-24/141**  
CC Number: PA24/01488  
Development: Works to trees subject to a Tree Preservation Order – Remove all Ash trees due to extensive Chalara Ash Dieback and remove 4 Sycamore stems with aggressive basal decay  
Location: Carwynnen Camp Site, Carwynnen, Camborne, Cornwall  
Grid Ref: 165102/37152  
Comment Submission Date: 06.03.24  
Comm Decision: **Camborne Town Council has no objection, subject to a condition of replanting of appropriate species recommended by the Tree Officer.**

TC Number: **23-24/142**  
CC Number: PA24/00841  
Development: Proposed extension and renovation to care home.  
Location: St Clair Care Ltd, St Clair House, 32 Basset Road, Camborne  
Grid Ref: 164592/39734  
Comment Submission Date: 06.03.24  
Comm Decision: **Camborne Town Council recommend refusal due to loss of amenity for residents, overdevelopment and impact on the heritage setting of the site.**

TC Number: **23-24/143**  
CC Number: PA24/00842  
Development: Listed building consent for a proposed extension and renovation to care home



Location: St Clair Care Ltd, St Clair House, 32 Basset Road, Camborne

Comment Submission Date: 06.03.24

Comm Decision: **Camborne Town Council recommend refusal due to loss of amenity for residents, overdevelopment and impact on the heritage setting of the site.**

SIGNED BY THE CHAIRMAN.....

DATE .....