

# 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 9<sup>th</sup> January 2024 at 6.30pm**

## PRESENT:

**Councillor Z Fox** Chairman  
**Councillor D Atherfold**  
**Councillor C Godolphin**  
**Councillor L McDonald**  
**Councillor P Mills**  
**Councillor R Weatherburn**  
**Councillor S Weedon**

## IN ATTENDANCE:

**Melanie Negus, Administrative Support Officer; David Garwood, Amenities & Projects Officer and Deputy Town Clerk.**

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## **P.4962 MEETING PROCEDURES**

The Chairman explained the safety procedures to all present.

## **P.4963 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

### **P.4963.2 RESOLVED: that the apologies from Councillors J Ball and N Heather for non-attendance of the meeting of the Planning & Development Committee held on the 9<sup>th</sup> January 2024 were received**

Proposed by Councillor Z Fox  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

## **P.4964 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**

Councillor Fox declared an interest in Planning Application 23-24/121 PA23/09965.

**P.4965 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.4966 CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

**P.4967 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 5<sup>TH</sup> DECEMBER 2023 FOR SIGNING BY THE CHAIRMAN**

**P.4967.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 5<sup>th</sup> December 2023 were received, approved, and signed by the Chairman**

Proposed by Councillor Z Fox  
Seconded by Councillor L McDonald

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

**P.4968 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

The Chairman took agenda items 9 and 10 together.

**P.4969 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.4969.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/109 (PA23/09783), due to overdevelopment, overshadowing and overbearing to the neighbouring property; and it would be detrimental to the character of the local area. The Town Council would like it noted its concerns on the felling of trees on the property before any permissions granted**

Proposed by Councillor C Godolphin  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.4969.3**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/112 (PA23/09632) as it would constitute overdevelopment in the open countryside**

Proposed by Councillor L McDonald  
Seconded by Councillor C Godolphin

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

**P.4969.4**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/113 (PA23/07361) subject to the Tree Officer's approval. The Town Council request that consideration be given to replanting trees as would usually be required; and note the lack of an arboricultural report**

Proposed by Councillor Z Fox  
Seconded by Councillor P Mills

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

**P.4969.5**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/114 (PA23/10017), but request the replanting of a native species Scots Pine**

Proposed by Councillor Z Fox  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.4969.6**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends approval of Planning Application 23-24/115 (PA23/09744)**

Proposed by Councillor P Mills  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.4969.7**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/116 (PA23/08636), as this application has the potential to exacerbate current traffic congestion issues; and is not supported by the WHS Officer**

Proposed by Councillor D Atherfold  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4969.8**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/117 (PA23/09862)**

Proposed by Councillor Z Fox  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.4969.9**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/118 (PA23/09570), subject to a satisfactory up-to-date acoustic impact assessment being submitted**

Proposed by Councillor Z Fox  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.4969.10**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/120 (PA23/05892), but request that the recommendations in the Bat Report be adhered to; and that a condition be applied tying the development to the business**

Proposed by Councillor R Weatherburn  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

Having declared an interest in the next planning application Councillor Fox left the room, and Councillor Atherfold took the Chair.

**P.4969.11**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/121 (PA23/09965)**

Proposed by Councillor D Atherfold  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

Councillor Fox re-entered the meeting and resumed the Chair.

**P.4970**                        **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

There were no such applications.

**P.4971**                        **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: **23-24/084**  
CC Number: PA23/08459  
Development: Works to trees subject to a Tree Preservation Order – felling of T1 (Ash), pruning of T2 (Lime), crown lift T3 (horse Chestnut) and felling of T4 (Ash).  
Location: Lowenac Garden House, Pendarves Road, Camborne  
Grid Ref: 164500/39723  
Applicant: Mrs Kelly Kingston  
Comment Submission Date: 08.11.23  
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.**

TC Number: **23-24/099**  
CC Number: PA23/09122  
Development: Proposed double storey infill extension with new terrace over enlarged garage footprint.  
Location: Carn Entral Farm, Carn Entral, Brea, Camborne  
Grid Ref: 166268/39972  
Sent To: Councillor D Atherfold  
Comment Submission Date: 06.12.23  
Comm Decision: No objection.

**Comm Decision: Disagree with Planning Officer, and request that this application be decided by Committee.**

TC Number: **23-24/101**  
CC Number: PA23/08437  
Development: Change of use from office to up to two residential flats.  
Location: 5 Commercial Square, Camborne, TR14 8DY  
Grid Ref: 164693/40085  
Sent To: Councillor J Ball  
Comment Submission Date: 06.12.23  
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal due to it not meeting minimum space requirements; and there being no evidence that the property had been advertised for the statutory period required.

**Comm Decision: Disagree with Planning Officer, and request that this application be decided by Committee.**

**P.4971.2**

**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. Councillor Ball was the Town Council's nominated representative to attend Sub West Area Planning Committee meeting regarding PA23/08437 and PA23/09122**

Proposed by Councillor Z Fox  
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

**P.4972 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.4973 TO RECEIVE NOTIFICATIONS OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION**

There were no such applications.

**P.4974 TO RECEIVE A REPORT ON THE TOWN COUNCIL'S DECISION FOR PA23/06078 LAND ADJACENT TO 5 PARK HOLLY, TRESWITHIAN, CAMBORNE**

This application had been missed off the January meeting Agenda and was decided by e-mail response by the Planning Committee.

**P.4974.2 RESOLVED: that a report on the Town Council's decision for PA23/06078, Land Adjacent to 5 Park Holly, Treswithian, Camborne, was received, and the e-mail decision by Councillors to submit, 'no objection', was ratified**

Proposed by Councillor Z Fox  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.4975 TO RECEIVE AN APPEAL NOTIFICATION FOR PLANNING APPLICATION PA22/09675, CARAVAN EAST OF SIX CHIMNEYS, BOLENOWE, TROON, CAMBORNE**

**P.4975.2 RESOLVED: that an Appeal Notification for Planning Application PA22/09675, Caravan East Of Six Chimneys, Bolenowe, Troon, Camborne, was received**

Proposed by Councillor Z Fox  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.4976 TO RECEIVE AN APPEAL NOTIFICATION FOR PLANNING APPLICATION PA22/00894, SIX CHIMNEYS, BOLENOWE, TROON, CAMBORNE**

**P.4976.2 RESOLVED: that an Appeal Notification for Planning Application PA22/00894, Six Chimneys, Bolenowe, Troon, Camborne, was received**

Proposed by Councillor Z Fox  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.4977 TO RECEIVE INFORMATION ON THE TOWN COUNCIL'S COMMENTS SUBMISSION ON PA23/08938, 5 ROSEWARNE GARDENS, CAMBORNE**

**P.4977.2 RESOLVED: that information on the Town Council's comments submission on PA23/08938, 5 Rosewarne Gardens, Camborne was received**

Proposed by Councillor Z Fox  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.4978 TO CONSIDER A REQUEST FOR ENFORCEMENT OR OTHER ACTION REGARDING RECENT DEVELOPMENTS AND WITH PARTICULAR REFERENCE TO PA10/08655 AT TUCKINGMILL**

**P.4978.2 RESOLVED: that a request for enforcement or other action regarding recent developments and with particular reference to PA10/08655 at Tuckingmill was deferred until the next meeting**

Proposed by Councillor Z Fox  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.09 pm.

## **PLANNING APPLICATIONS**

TC Number: **23-24/109**  
CC Number: PA23/09783  
Development: Outline planning permission with all reserved matters for construction of detached dwelling.  
Location: Land at 51 The Glebe, Camborne, TR14 7EP  
Grid Ref: 164243/40076

Sent To: Councillor C Godolphin  
Comment Submission Date: 10.01.24  
Comm Decision: Camborne Town Council recommends refusal due to overdevelopment, overshadowing and overbearing to the neighbouring property; and it would be detrimental to the character of the local area. The Town Council would like it noted its concerns on the felling of trees on the property before any permissions granted.

TC Number: **23-24/110**  
CC Number: PA23/08938  
Development: Proposed side extension  
Location: 5 Rosewarne Gardens, Camborne, TR14 8TH  
Grid Ref: 164698/40401  
Applicant: Mrs E Nancarrow  
Comment Submission Date: 08.12.23  
Comm Decision: No objection

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  
Grid Ref: 162797/41088  
Sent To: Councillor L McDonald  
Comment Submission Date: 10.01.24  
Comm Decision: Camborne Town Council recommends refusal as it would constitute overdevelopment in the open countryside.

TC Number: **23-24/113**  
CC Number: PA23/07361  
Development: Works to trees subject to a Tree Preservation Order – T1 (Beech) slight crown raise and thin; T2 (Beech) high pollard and removal of dead canopy higher up and reduce and branches toward building; T3 (Ash) remove; remove T4 (Cedar stem) standing dead stem in car park; and T5 (group of trees) to cut back.  
Location: The Old Shire Inn, Pendarves, Camborne  
Grid Ref: 164228/38357  
Sent To: Councillor Z Fox  
Comment Submission Date: 10.01.24  
Comm Decision: Camborne Town Council has no objection, subject to the Tree Officer's approval. The Town Council request that consideration be given to replanting trees as would usually be required; and note the lack of an arboricultural report.

TC Number: **23-24/114**  
CC Number: PA23/10017  
Development: Works to trees subject to a Tree Preservation Order (TPO). T1 – 1 x large mature Monterey Cypress – fell by dismantling to a 2.5 stump.  
Location: Pathways 42 Pendarves Road, Camborne  
Grid Ref: 164290/39278  
Sent To: Councillor Z Fox  
Comment Submission Date: 10.01.24



Comm Decision: Camborne Town Council has no objection, but request the replanting of a native species Scots Pine.

TC Number: **23-24/115**

CC Number: PA23/09744

Development: Proposed pitched roof over former flat roofed garage and proposed re-roof of conservatory with extended canopy.

Location: 28 Rosemellin, Camborne, TR14 8QF

Grid Ref: 165172/40963

Sent To: Councillor P Mills

Comment Submission Date: 10.01.24

Comm Decision: Camborne Town Council recommends approval.

TC Number: **23-24/116**

CC Number: PA23/08636

Development: Drop kerb to front of house in order to use front garden as parking. Remove granite wall.

Location: 23 Fore Street, Troon, Camborne, TR14

Grid Ref: 166194/38058

Sent To: Councillor C Godolphin

Comment Submission Date: 10.01.24

Comm Decision: Camborne Town Council recommends refusal, as this application has the potential to exacerbate current traffic congestion issues; and is not supported by the WHS Officer.

TC Number: **23-24/117**

CC Number: PA23/09862

Development: Proposed small extension to the front and conservatory to the rear. Change of front elevation fenestration and centralise new entrance doorway

Location: Chy-an-Coose, Holman Park, Camborne

Grid Ref: 164828/40341

Sent To: Councillor J Ball

Comment Submission Date: 10.01.24

Comm Decision: No objection.

TC Number: **23-24/118**

CC Number: PA23/09570

Development: Proposal 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 sui generis use and Classes E(b), E(d), F1(a), F1(b) and F2(b).

Location: Rosewarne House, Holman Park, Camborne, TR14

Grid Ref: 164840 /40409

Sent To: Councillor J Ball

Comment Submission Date: 10.01.24

Comm Decision: Camborne Town Council has no objection, subject to a satisfactory up-to-date acoustic impact assessment being submitted.

TC Number: **23-24/119**

CC Number: PA23/09957

Development: Conversion of existing detached double garage that is within the curtilage of our property into an ancillary one-bedroom self-contained annex.

Location: Byways Bungalow, Treswithian Downs, Camborne

Grid Ref: 162789/41033

Sent To: Councillor D Atherfold  
Comment Submission Date: 10.01.24  
**Application withdrawn by Cornwall Council**

TC Number: **23-24/120**  
CC Number: PA23/05892  
Development: Demolition of outbuilding and erection of ancillary supported living unit for use in connection to Lauren House  
Location: Lauren House, 20A Cadogan Road, Camborne, TR14 7RX  
Sent To: Councillor R Weatherburn  
Comment Submission Date: 10.01.24  
Comm Decision: Camborne Town Council has no objection to, but request that the recommendations in the Bat Report be adhered to; and that a condition be applied tying the development to the business.

TC Number: **23-24/121**  
CC Number: PA23/09965  
Development: Garage conversion and internal alterations.  
Location: Gwyngala, Lower Condurrow, Condurrow, Camborne  
Grid Ref: 166562/39170  
Sent To: Councillor D Atherfold  
Comment Submission Date: 10.01.24  
Comm Decision: No objection

#### **AGENDA ITEM 14**

TC Number: **23-24/122**  
CC Number: PA23/06078  
Development: Erection of new dwelling, creation of new vehicular parking and access to serve 5 Park Holly and associated works.  
Location: Land adj to 5 Park Holly, Treswithian, Camborne  
Grid Ref: 163561/40233  
Comment Submission Date:  
Comm Decision: No objection

SIGNED BY THE CHAIRMAN.....

DATE .....