

# 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 3<sup>rd</sup> October 2023 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:

**David Garwood, Deputy Proper Officer; Melanie Negus, Administrative Support Officer; and three members of the public.**

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### **P.4894 MEETING PROCEDURES**

The Chairman explained the safety procedures to all present.

### **P.4895 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

There were no apologies received from Councillor Heather.

### **P.4896 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 Atherfold declared an interest in Planning Application 23-24/064 (PA23/07169).

### **P.4897 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

### **P.4898 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman highlighted the need for appropriate Councillor attendance as CTC representation at West Sub-Area Planning Committee meetings.

**P.4899 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 5<sup>th</sup> SEPTEMBER 2023 FOR SIGNING BY THE CHAIRMAN**

**P.4899.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 5<sup>th</sup> September 2023 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.4900 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.4901 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.4901.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Applications 23-24/063 (PA23/07159), 23-24/065 (PA23/07197), 23-24/067 (PA23/07041), 23-24/069 (PA23/07239), 23-24/071 (PA23/00023/NDP), 23-24/072 (PA23/07304), 23-24/074 (PA23/05910), and 23-24/075 (PA23/07062)**

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.4902 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)**

The Chairman brought forward planning application 23-24/064 (PA23/07169) as there were members of the public present with an interest in it; and they stated their objection to it.

Councillor Atherfold having declared an interest in Planning Application 23-24/064 (PA23/07169), left the room.

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

**P.4902.2**

**RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommended refusal of Planning Application 23-24/064 (PA23/07169). It was the view of the Town Council that a precedent of public access had been established at this location over many generations. Children still play there and there is no other public open space in the village. This area was always considered community space and it should be retained as such if possible. The area is open space which should be retained by condition, in order to preserve the open rural character of the setting and to prevent urbanisation. A condition for trees to be planted as part of any management plan would enhance this important piece of green infrastructure and ameliorate for the loss of mature trees which had already taken place**

Proposed by Councillor L McDonald

Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

Three members of the public left the meeting at 6.41pm.

Councillor Atherfold re-entered the meeting.

**P.4902.3**

**RESOLVED: that Camborne Town Council responds to Cornwall Council that there is a lack of evidence to show appropriate use over the required time period for Planning application 23-24/061 (PA23/07002)**

Proposed by Councillor Z Fox

Seconded by Councillor P Mills

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

Councillor Godolphin left the room at 6.47pm and re-entered at 6.49pm.

**P.4902.4**

**RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 23-24/062 (PA23/06071); subject to the approval of the World Heritage Site Officer and Conservation Officer, and the the development being tied to the main dwelling for family use only**

Proposed by Councillor Z Fox  
Seconded by Councillor P Mills

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

**P.4920.5**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/066 (PA23/06921)**

Proposed by Councillor P Mills  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.4920.6**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/068 (PA23/07262)**

Proposed by Councillor Z Fox  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4920.7**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/070 (PA23/07190) as the Heritage Statement is inadequate, the land is not within the domestic curtilage, and there is a lack of details in the plans**

Proposed by Councillor Z Fox  
Seconded by Councillor Weatherburn

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

**P.4920.8**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/073 (PA23/07154)**

Proposed by Councillor S Weedon  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4921**                    **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

TC Number:                **23-24/076**  
CC Number:                PA23/07786  
Development:              The proposal is for a two-storey rear extension over the existing first floor extension.  
Location:                  13 Edward Street, Tuckingmill, Camborne  
Grid Ref:                  165702/40892  
Sent To:                    Councillor Ball  
Comment Submission Date: 04.10.23

TC Number: **23-24/077**  
CC Number: PA23/07008  
Development: Refurbishment of the main elevations of the station building to include a new public enquiry office entrance, replacement glazed entrance, replacement windows, new smooth render finishes to building wall panels. The proposals include for demolition of redundant out buildings, and reorganisation of external parking areas and pedestrian access.  
Location: Camborne Police Station, South Terrace, Camborne  
Grid Ref: 164615/39618  
Comment Submission Date: 04.10.23

TC Number: **23-24/078**  
CC Number: PA23/07565  
Development: Certificate of Lawfulness for existing use for office to residential flat.  
Location: The Conservatory, Havelock, 24 Roskear, Camborne  
Grid Ref: 165601/40635  
Comment Submission Date: 04.10.23

**P.4921.2** **RESOLVED: that Camborne Town Council respond to Cornwall Council that recommends refusal of 23-24/076 (PA23/07786) on the grounds of, overbearing to neighbouring properties, overshadowing, out of line with the built form, and an inadequate Heritage Impact Statement**

Proposed by Councillor Z Fox  
Seconded by Councillor J Ball

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

**P.4921.3** **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/077 (PA23/07008)**

Proposed by Councillor J Ball  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4921.4** **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/078 (PA23/07565), as there is a lack of evidence to justify the approving of a Certificate of Lawfulness**

Proposed by Councillor Z Fox  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.4922**

**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: **23-24/57**  
CC Number: PA23/06958  
Development: Works to trees subject to a Tree Preservation Order (TPO): T2 Beech – Section dismantle to base. Replant with 1.2m Lime. T4 Beech – Section dismantle to base. Replant with 1.2 Lime.  
Location: 26 Basset Road, Camborne, Cornwall, TR14 8SL  
Grid Ref: 164593/39780  
Comment Submission Date: 06.09.23  
Comm Decision: Camborne Town Council recommends refusal of Planning Application 23-24/057 (PA23/06958) as the trees appear healthy and as there was no Tree Officers report attached to the application there was insufficient evidence.  
**Comm Decision: Agree with the Planning Officer, to grant approval.**

**P.4922.2**

**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 P Mills

On a vote being taken the matter was approved unanimously.

**P.4923**

**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 Planning Applications received.

**P.4924**

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

There were no such notifications.

There being no further business the Chairman closed the meeting at 7.13 pm.

## APPENDIX 1

TC Number: **23-24/063**  
CC Number: PA23/07159  
Development: Retrospective planning for porch.  
Location: Hakinico, Kehelland, Camborne, Cornwall  
Grid Ref: 162267/41081  
Comment Submission Date: 04.10.23  
Comm Decision: No objection.

TC Number: **23-24/065**  
CC Number: PA23/07197  
Development: Siting of external lift for disability access, internal alterations, and associated works.  
Location: 19 Tremarle Home Park, North Roskear, Camborne, TR14 0AT  
Grid Ref: 165533/41300  
Comment Submission Date: 04.10.23  
Comm Decision: No objection.

TC Number: **23-24/067**  
CC Number: PA23/07041  
Development: Change of use and subdivision of existing agricultural engineering educational workshop building to provide 4 no. workshops for commercial start-ups including refurbishment works and installation of foul drainage.  
Location: Duchy College, Rosewarne Downs, Camborne, Cornwall  
Grid Ref: 164588/41174  
Comment Submission Date: 04.10.23  
Comm Decision: No objection.

TC Number: **23-24/069**  
CC Number: PA23/07239  
Development: Construction of in-fill ground floor extensions and first floor extension and associated works.  
Location: 19 Pendarves View. Camborne, Cornwall, TR14 7QL  
Grid Ref: 164254/39215  
Comment Submission Date: 04.10.23  
Comm Decision: No objection.

TC Number: **23-24/071**  
CC Number: PA23/00023/NDP  
Development: Carn Brea Neighbourhood Development Plan.  
Location: Carn Brea, Cornwall  
Comment Submission Date: 04.10.23  
Comm Decision: No objection.

TC Number: **23-24/072**  
CC Number: PA23/07304  
Development: Extension to Church Hall.  
Location: Troon Church Hall, Treslothan Road, Troon, Camborne  
Grid Ref: 165963/37904  
Comment Submission Date: 04.10.23  
Comm Decision: No objection.

TC Number: **23-24/074**  
CC Number: PA23/05910  
Development: Listed building consent application for proposed replacement internal and external cementitious wall and pointing with lime and sand mortar, replacement porch, and for unauthorised works comprising: replacement conservatory; removal of porch; internal works, roof and ceiling replacement and new roof lights to dining room; replacement of lean-to structure and replacement of various windows.  
Location: Reskadinnick House, Reskadinnick, Camborne  
Grid Ref: 163675/41479  
Comment Submission Date: 04.10.23  
Comm Decision: No objection.

TC Number: **23-24/075**  
CC Number: PA23/07062  
Development: Conversion and refurbishment of former pharmacy into co-working and ancillary spaces including demolition of existing single storey link building.  
Location: Boots, 2 Trelowarren Street, Camborne  
Grid Ref: 164750/40100  
Comment Submission Date: 04.10.23  
Comm Decision: No objection.

## **APPENDIX 2**

TC Number: **23-24/061**  
CC Number: PA23/07002  
Development: Application for Lawful Development Certificate for the existing use of building as a separate dwelling.  
Location: 39A Edward Street, Tuckingmill, Camborne, Cornwall  
Grid Ref: 165742/40957  
Sent To: Councillor Godolphin  
Comment Submission Date: 04.10.23  
Comm Decision: Camborne Town Council responds to Cornwall Council that there is a lack of evidence to show appropriate use over the required time period for Planning application 23-24/061 (PA23/07002).

TC Number: **23-24/062**  
CC Number: PA23/06071  
Development: Demolition of an existing outbuilding and erection of a detached single-storey residential annexe ancillary to the use of the principal dwelling. (Resubmission of application no. PA23/01096 dated 23/05/23).  
Location: 17 Basset Street, Camborne, Cornwall, TR14 8SW  
Grid Ref: 164659/39850  
Sent To: Councillor N Heather  
Comment Submission Date: 04.10.23  
Comm Decision: No objection subject to the approval of the World Heritage Site Officer and Conservation Officer, and the the development being tied to the main dwelling for family use only.

TC Number: **23-24/064**  
CC Number: PA23/07169



Development: Amended design of buildings previously approved under application PA18/08586 for the erection of two dwellings and the formation of new access without compliance with conditions 2 and 8 of decision PA22/11022 dated 02.05.2023.

Location: The Nursery, Mill Road, Penponds, Camborne  
Grid Ref: 163611/39124  
Sent To: Councillor ~~Atherfold~~ **reallotted to Councillor McDonald**  
Comment Submission Date: 04.10.23  
Comm Decision: Recommend refusal It was the view of the Town Council that a precedent of public access had been established at this location over many generations. Children still play there and there is no other public open space in the village. This area was always considered community space and it should be retained as such if possible. The area is open space which should be retained by condition in order to preserve the open rural character of the setting and to prevent urbanisation. A condition for trees to be planted as part of any management plan would enhance this important piece of green infrastructure and ameliorate for the loss of mature trees which had already taken place.

TC Number: **23-24/066**  
CC Number: PA23/06921  
Development: The site at present comprises of two dwellings suffering with mundic, it is proposed to replace them with 3 Town Cottages without compliance with conditions 2, 3, 4, 5 and 6 of decision notice PA21/10223 dated 22/12/2021.

Location: 104 Park Road, Camborne, Cornwall, TR14 8QB  
Grid Ref: 165166/40729  
Sent To: Councillor P Mills  
Comment Submission Date: 04.10.23  
Comm Decision: No objection.

TC Number: **23-24/068**  
CC Number: PA23/07262  
Development: Side and rear extensions to remove outdated flat and polycarbonate structures; and rebuilding the garage with a pitched (and small area of flat) roof.

Location: 13 Mitchell Road, Camborne, Cornwall, TR14 7JH  
Grid Ref: 164082/40446  
Sent To: Councillor Z Fox  
Comment Submission Date: 04.10.23  
Comm Decision: No objection.

TC Number: **23-24/070**  
CC Number: PA23/07190  
Development: New Summerhouse.  
Location: 1 Old blacksmiths Yard, Higher Condurrow, Condurrow, Camborne  
Grid Ref: 166085/39257  
Sent To: Councillor R Weatherburn  
Comment Submission Date: 04.10.23  
Comm Decision: Recommend refusal as the Heritage Statement is inadequate, the land is not within the domestic curtilage, and there is a lack of details in the plans.

TC Number: **23-24/073**  
CC Number: PA23/07154  
Development: Construction of agricultural building required for the storage of agricultural machinery.  
Location: Land at Penponds, Camborne, TR14 0QG  
Grid Ref: 163688/39089  
Sent To: Councillor S Weedon  
Comment Submission Date: 04.10.23  
Comm Decision: No objection.

## **AGENDA 11**

TC Number: **23-24/076**  
CC Number: PA23/07786  
Development: The proposal is for a two-storey rear extension over the existing first floor extension.  
Location: 13 Edward Street, Tuckingmill, Camborne  
Grid Ref: 165702/40892  
Sent To: Councillor Ball  
Comment Submission Date: 04.10.23  
Comm Decision: Recommend refusal on the grounds of, overbearing to neighbouring properties, overshadowing, out of line with the built form, and an inadequate Heritage Impact Statement.

TC Number: **23-24/077**  
CC Number: PA23/07008  
Development: Refurbishment of the main elevations of the station building to include a new public enquiry office entrance, replacement glazed entrance, replacement windows, new smooth render finishes to building wall panels. The proposals include for demolition of redundant out buildings, and reorganisation of external parking areas and pedestrian access.  
Location: Camborne Police Station, South Terrace, Camborne  
Grid Ref: 164615/39618  
Comment Submission Date: 04.10.23  
Comm Decision: No objection.

TC Number: **23-24/078**  
CC Number: PA23/07565  
Development: Certificate of Lawfulness for existing use for office to residential flat.  
Location: The Conservatory, Havelock, 24 Roskear, Camborne  
Grid Ref: 165601/40635  
Comment Submission Date: 04.10.23  
Comm Decision: recommends refusal of Planning Application 23-24/078 (PA23/07565), as there is a lack of evidence to justify the approving of a Certificate of Lawfulness.

SIGNED BY THE CHAIRMAN.....

DATE .....