

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 5th December 2023 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:

Melanie Negus, Administrative Support Officer; Alicia Jouvenaar, Events & Widening Participation Manager; Joshua Bourne, Cornwall Council Planning Officer; and five members of the public.

P.4945 MEETING PROCEDURES

The Chairman explained the safety procedures to all present.

P.4946 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4946.2 RESOLVED: that the apologies from Councillors N Heather for non-attendance of the meeting of the Planning & Development Committee held on the 5th December 2023 were received

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.4947 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

P.4948 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4949 CHAIRMAN'S ANNOUNCEMENTS

The Chairman reported that she would be attending the West Sub Area Planning Committee meeting on the 11th December where the Salboy Tuckingmill Development was to be addressed again.

P.4950 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 7TH NOVEMBER 2023 FOR SIGNING BY THE CHAIRMAN

P.4950.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 7th November 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 by those entitled to vote.

P.4951 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4952 TO RECEIVE A PRESENTATION FOR A PROPOSED NEW GREEN WASTE FACILITY LAND NORTH OF ROSEWORTHY HILL, AND SOUTH OF A30 TR14 ODU

Janine representative of ATKINS, informed members that:

- the land for the proposed green waste facility was poor quality Grade 3B agricultural land.
- The development would be cut into the slope of the landscape.
- The waste processed on the site would be green waste, collected from Council facilities.
- The development would be on an impermeable platform.
- They were setting up a website for public information and would send the link to the Town Council.
- The site would have attenuation ponds.

P.4952.2 RESOLVED: that a presentation for a proposed new green waste facility Land North of Roseworthy Hill, and South of A30 TR14 ODU was received

Proposed by Councillor C Godolphin
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

The Chairman thanked Janine and her colleagues for consulting with the Town Council, especially as the proposed development was in the neighbouring parish.

Three members of the public left the meeting at 6.55pm.

P.4953 **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.4953.2 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Applications 23-24/093 (PA23/08559), 23-24/096 (PA23/08010), 23-24/097 (PA23/09074), 23-24/102 (PA23/08840), 23-24/103 (PA23/05892), 23-24/104 (PA23/09236), and 23-24/105 (PA23/09026)**

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

The Chairman took agenda items 9 and 10 together.

P.4954 **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

P.4954.2 **RESOLVED: that Camborne Town Council respond to Cornwall Council that Planning Application 23-24/091 (PA23/08809) that it has no comments to submit on this application, as there is no evidence of existing use**

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

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

P.4954.3 **RESOLVED: that Camborne Town Council responds to Cornwall Council that regarding Planning application 23-24/092 (PA23/06168) it has concerns regarding the mature trees covered by a Tree Protection Order at the site; and if Cornwall Council were minded to approve this application the Town Council request that a full Tree Survey be conducted, and an Arboriculture Method Statement be produced**

Proposed by Councillor L McDonald
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4954.4 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/094 (PA23/08590), due to overdevelopment; and overlooking, loss of light, and overbearing to the neighbouring property**

Proposed by Councillor C Godolphin
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4954.5 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/098 (PA23/09169). The drawings supplied bare no reference to what is already in place, the Heritage Impact Assessment is totally inadequate, the Porch is out of keeping with the historic character of the terrace; and the reasons for the previous refusal not having been addressed**

Proposed by Councillor R Weatherburn
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.4954.6 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/099 (PA23/09122)**

Proposed by Councillor D Atherfold
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4954.7 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/100 (PA23/07942), subject to due consideration being given to the mature trees in the vicinity; and the Tree Officer's approval**

Proposed by Councillor P Mills
Seconded by Councillor R Weatherburn

On a vote being taken the matter was approved unanimously.

P.4954.8 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/101 (PA23/08437) due to it not meeting minimum space requirements; and there being no evidence**

that the property had been advertised for the statutory period required

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4954.9 RESOLVED: that Camborne Town Council respond to Cornwall Council that it fully supports Planning Application 23-24/105 (PA23/09026), this as a good use of open space, and a much needed amenity for the town

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4954.10 RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/106 (PA22/04643). The application is disappointing, and proposals are 'generic'. The 'heritage' and access statement supplied makes no mention or reference to the Conservation area or the World Heritage Site in which the site is located and the application lacks an affordable housing statement. Not enough consideration has been given to options for onsite ecological mitigation/enhancement as suggested in the ecological report. There are no facilities for drying clothes, no details of recycling facilities or 'bin stores' for occupants. Recycling and bin collections are a particular problem in this Town Centre area. The small size of flats proposed offer little to no space for managing waste indoors. There are further concerns regarding access and pedestrian safety. Whilst we recognise that the site is in a 'sustainable' location and suitable for development we cannot support proposals until these issues can be addressed. The new plans are unclear and confusing. If Cornwall Council were minded to approve this application the Town Council request that an S106 provision be applied for offsite Open Space, and support for amenity provision in the area

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4954.9 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection in principle to Planning Application 23-24/107 (PA23/08370), but agree

with the Planning Officer that a full Planning Application is required as the changes do not amount to a non-material amendment

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.4955 TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **23-24/108**
CC Number: PA23/08441
Development: Full planning permission for changes to the ground floor retail area including new staff room and office. The conversion of retail storage space to 8 residential flats, to include new windows and rear staircase enclosure.
Location: M&Co 23-27 Treloar Warren Street, Camborne
Grid Ref: 164782/40124
Comment Submission Date: 06.12.23

P.4955.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of planning application 23-24/108 (PA23/08441) as units 6 and 8 do not meet minimum space requirements, and there is no provision for recycling

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

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

P.4956 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

There were no such applications.

P.4957 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.4958 TO RECEIVE NOTIFICATIONS OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION

The West Sub Area Planning Committee meeting on the 11th December would be addressing the Salboy Tuckingmill Development again.

P.4959 TO RECEIVE A REPORT ON THE TOWN COUNCIL'S DECISION FOR PA23/08791, 12 ST MARTINS CRESCENT, CAMBORNE

P.4959.2 RESOLVED: that a report on the Town Council's decision for PA23/08791, 12 St Martins Crescent, Camborne, was received, and the decision to submit, 'no objection subject to minimum space standards being met and there being room on the site for the proposal, no overlooking of neighbouring properties, and highways considerations', was ratified

Proposed by Councillor P Mills
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4960 TO RECEIVE CONTENT FROM THE WEST SUB-AREA PLANNING COMMITTEE MEETING HELD ON 13TH NOVEMBER 2023

Members were surprised at the content of the minutes stating that the Town Council had had no complaints regarding the development, which was untrue. The Town Council had objected to the development on several occasions in the appropriate way through the 'comments submission' on the planning portal, and attended CC Planning meetings and spoke in objection.

P.4960.2 RESOLVED: that content from the West Sub-Area Planning Committee Meeting held on 13th November 2023 was received. Camborne Town Council submit their objection in writing to the West Sub-Area Planning Committee regarding the content of their meeting minutes, stating that the Town Council had 'no objections to the development'; was approved

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.4961 TO RECEIVE A WRITTEN REPORT FROM THE RESPONSIBLE FINANCE OFFICER REGARDING THE PLANNING & DEVELOPMENT COMMITTEE DRAFT REVENUE BUDGET FOR 2024/2025, THREE-YEAR FINANCIAL PLAN AND DRAFT BUDGET, AGREE ACTION AND AUTHORISE EXPENDITURE

P.4961.2 RESOLVED: that a written report from the Responsible Finance Officer regarding the Planning & Development

**Committee draft revenue budget for 2024/2025,
three-year financial plan and draft budget, was received,
and the budget was approved for submission to the Finance
& General Purpose Committee**

Proposed by Councillor C Godolphin
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.30 pm.

APPENDIX 1

TC Number: **23-24/093**
CC Number: PA23/08559
Development: Rear extension to dwelling.
Location: 3 Dolcoath Close, Camborne, TR14 8RU
Grid Ref: 165966/40501
Comment Submission Date: 06.12.23
Comm Decision: No objection.

TC Number: **23-24/096**
CC Number: PA23/08010
Development: Listed Building Consent for various remedial works to the Dolcoath Mine Engine house and adjoining boiler house remains.
Location: Dolcoath Mine, Dolcoath Road, Camborne
Grid Ref: 166093/40426
Comment Submission Date: 06.12.23
Comm Decision: No objection.

TC Number: **23-24/097**
CC Number: PA23/09074
Development: Works to a tree subject to a Tree Preservation Order for Sycamore (T1) – cut back the overhanging branches that are crossing boundary and encroaching on neighbour's property.
Location: 15 Rosevean Close, Camborne, TR14 8UE
Grid Ref: 165001/40425
Comment Submission Date: 06.12.23
Comm Decision: No objection.

TC Number: **23-24/102**
CC Number: PA23/08840
Development: Retention and completion of extensions (revised design to rear extension) to previous approval PA23/04431.
Location: Ground floor flat 3 Roskear Fields, Camborne
Grid Ref: 165394/40572
Comment Submission Date: 06.12.23
Comm Decision: No objection.

TC Number: **23-24/103**
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
Grid Ref: 165015/39090
Comment Submission Date: 06.12.23
Comm Decision: No objection.

TC Number: **23-24/104**
CC Number: PA23/09236
Development: Rear extension, interior alterations and addition of a garage door.
Location: 17 Westborne Road, Camborne, TR14 7JD
Grid Ref: 163932/40536
Comment Submission Date: 06.12.23
Comm Decision: No objection.

APPENDIX 2

TC Number: **23-24/091**
CC Number: PA23/08809
Development: Certificate of lawful development for an existing use, namely the use of the dwelling without complying with an agricultural occupancy condition. (W2/84/00956/FD02 – Decision notice 2/27/84/00956/FD02)
Location: Cogegoes Farm Cottage, Cogegoes, Penponds, Camborne
Grid Ref: 163425/39647
Sent To: Councillor Z Fox
Comment Submission Date: 08.11.23
Comm Decision: **Deferred from last meeting.**
Comm Decision: Camborne Town Council has no comments to submit on this application, as there is no evidence of existing use.

TC Number: **23-24/092**
CC Number: PA23/06168
Development: Construction of a new dwelling.
Location: Land Adj to 20 Trevu Road, Camborne
Grid Ref: 165026/39530
Sent To: Councillor L McDonald
Comment Submission Date: 06.12.23
Comm Decision: Camborne Town Council responds to Cornwall Council that it has concerns regarding the mature trees covered by a Tree Protection Order at the site; and if Cornwall Council were minded to approve this application the Town Council request that a full Tree Survey be conducted, and an Arboriculture Method Statement be produced.

TC Number: **23-24/094**
CC Number: PA23/08590
Development: Demolition of mundic rear extension and construction of rear extension at ground and first floor level, and new detached garage to rear of dwelling (part retrospective)
Location: 15 Carnarthen Street, Camborne, TR14 8UW
Grid Ref: 165170/39917
Sent To: Councillor C Godolphin
Comment Submission Date: 06.12.23
Comm Decision: Camborne Town Council recommends refusal, due to overdevelopment; and overlooking, loss of light, and overbearing to the neighbouring property.

TC Number: **23-24/098**
CC Number: PA23/09169
Development: Revised scheme to erect a ground and second floor extension and porch to the front.
Location: 104 Dolcoath Road, Camborne, TR14 8RP
Grid Ref: 165816/40360
Sent To: Councillor R Weatherburn
Comment Submission Date: 06.12.23
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal. The drawings supplied bare no reference to what is already in place, the Heritage Impact Assessment is totally inadequate, the Porch is out of keeping with the historic character of the terrace; and the reasons for the previous refusal not having been addressed.

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.

TC Number: **23-24/100**
CC Number: PA23/07942
Development: Conversion of agricultural building, replacement extension and associated works to form single dwelling.
Location: Chycarne Farm, Chycarne moor, Troon, Camborne TR14 9HZ
Sent To: Councillor P Mills
Comment Submission Date: 06.12.23
Comm Decision: Camborne Town Council respond to Cornwall Council that it has no objection subject to due consideration being given to the mature trees in the vicinity; and the Tree Officer's approval

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.

TC Number: **23-24/105**
CC Number: PA23/09026
Development: Creation of new public greenspace, including pathworks, seating areas, interpretation/artwork, an informal grassed amphitheatre, lawn and wildflower areas, amenity planting and tree planting.
Location: Land NE of Tesco, Foundry Road, Camborne
Grid Ref: 165362/40244

Sent To: Councillor S Weedon
Comment Submission Date: 06.12.23
Comm Decision: Camborne Town Council fully supports this application as a good use of open space, and a much needed amenity for the town.

TC Number: **23-24/106**
CC Number: PA22/04643
Development: Construction of 16 one-and-two-bedroom flats.
Location: Land R/O 10-16 Trelowarren Street, Gas Street, Camborne
Grid Ref: 164787/40065
Sent To: Councillor J Ball
Comment Submission Date: 06.12.23
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal. The application is disappointing, and proposals are 'generic'. The 'heritage' and access statement supplied makes no mention or reference to the Conservation area or the World Heritage Site in which the site is located and the application lacks an affordable housing statement. Not enough consideration has been given to options for onsite ecological mitigation/enhancement as suggested in the ecological report. There are no facilities for drying clothes, no details of recycling facilities or 'bin stores' for occupants. Recycling and bin collections are a particular problem in this Town Centre area. The small size of flats proposed offer little to no space for managing waste indoors. There are further concerns regarding access and pedestrian safety. Whilst we recognise that the site is in a 'sustainable' location and suitable for development we cannot support proposals until these issues can be addressed. The new plans are unclear and confusing. If Cornwall Council were minded to approve this application the Town Council request that an S106 provision be applied for offsite Open Space, and support for amenity provision in the area

TC Number: **23-24/107**
CC Number: PA23/08370
Development: Non-material amendment in relation to decision notice PA22/03637 dated 01.03.23 for physical extension to the existing terrace.
Location: 31 Cranfield Road, Camborne, TR14 7PN
Comment Submission Date: 06.12.23
Comm Decision: Camborne Town Council respond to Cornwall Council that it has no objection in principle, but agree with the Planning Officer that a full Planning Application is required as the changes do not amount to a non-material amendment.

AGENDA 12

TC Number: **23-24/108**
CC Number: PA23/08441
Development: Full planning permission for changes to the ground floor retail area including new staff room and office. The conversion of retail

storage space to 8 residential flats, to include new windows and rear staircase enclosure.

Location: M&Co 23-27 Trelowarren Street, Camborne

Grid Ref: 164782/40124

Comment Submission Date: 06.12.23

Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal as units 6 and 8 do not meet minimum space requirements, and there is no provision for recycling.

SIGNED BY THE CHAIRMAN.....

DATE