

# 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> September 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 N Heather</b>	
<b>Councillor L McDonald</b>	
<b>Councillor P Mills</b>	
<b>Councillor R Weatherburn</b>	

## IN ATTENDANCE:

**Samantha Hughes, Town Clerk; Sally Williams, Committee Support Officer; and one member of the public.**

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### **P.4878 MEETING PROCEDURES**

The Chairman explained the safety procedures to all present.

### **P.4879 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

#### **P.4879.2 RESOLVED: that the apologies from Councillor S Weedon for non-attendance of the meeting of the Planning and Development Committee on 5<sup>th</sup> September 2023, were received**

Proposed by Councillor Z Fox  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

### **P.4880 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 declarations of interest in Planning Application 23-24/059 (PA23/06710) from Councillors D Atherfold (pecuniary

interest), Councillor C Godolphin (Trustee) and Councillor P Mills (CTC representative).

Councillor Z Fox declared an interest in 23-24/058 (PA23/06695).

All would leave the room when the relevant applications were discussed.

**P.4881 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.4882 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman discussed the potential for a Councillor representative to attend the West Sub-Area Planning Committee meeting but as this was on the Agenda (item 14) it was decided to defer it to then.

**P.4883 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 1<sup>ST</sup> AUGUST 2023 FOR SIGNING BY THE CHAIRMAN**

Councillor Mills noted an error on P.4868 which was rectified and initialled by the Chairman at the meeting.

**P.4883.2 RESOLVED: that the amended Minutes of the meeting of the Planning and Development Committee held on the 1<sup>st</sup> August 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.

**P.4884 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.4885 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.4885.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 23-24/054 (PA23/06040)**

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.4886 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 member of the public did not wish to speak on a planning application but was merely present to observe.

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

**P.4886.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 23-24/051 (PA23/05904) as the application was contrary to policies 3 and 7 of the Local Development Plan and constituted an extension of the village**

Proposed by Councillor Z Fox  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.4886.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning application 23-24/052 (PA23/05422)**

Proposed by Councillor J Ball  
Seconded by Councillor D Atherfold

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

**P.4886.4 RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/053 (PA23/06540) because Ramsgate was not a definable settlement and as such it was contrary to policies 3 and 7 of the Local Development Plan**

Proposed by Councillor L McDonald  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4886.5 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/055 (PA23/06982)**

Proposed by Councillor C Godolphin  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

The member of the public left the meeting.

**P.4887**

**TO ADDRESS ADDITIONAL PLANNING APPLICATIONS  
RECEIVED, AFTER AGENDA COMPILED**

TC Number: **23-24/056**  
CC Number: PA23/03364  
Development: Maintenance/ repair work to existing building.  
Over-roof the late addition extension. Re-paint  
the render in the same colour, various window  
repairs, repair work to existing timber fascia.  
Location: Endsleigh House, Roskear, Camborne, TR14  
8DW  
Grid Ref: 165571/40610  
Comment Submission Date: 06.09.23

TC Number: **23-24/057**  
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. Beech –  
Section dismantle to base. Replant with 1.2m  
Lime.  
Location: 26 Basset Road, Camborne, Cornwall, TR14  
8SL  
Comment Submission Date: 06.09.23

TC Number: **23-24/058**  
CC Number: PA23/06695  
Development: Proposed construction of industrial unit in place  
of previously approved workshop/garage and  
installation of septic tank.  
Location: The Yard, Lower Condurrow, Beacon, Cornwall  
Comment Submission Date: 06.09.23

TC Number: **23-24/059**  
CC Number: PA23/06710  
Development: Works to trees subject to a Tree Preservation  
Order (TPO) as detailed within the submitted  
tree report 16.06.2022  
Location: Camborne Parish Church, Church Street,  
Camborne, Cornwall  
Comment Submission Date: 06.09.23

TC Number: **23-24/060**  
CC Number: PA23/05196  
Development: Conversion of existing offices (A2) into 2  
dwellings.  
Location: Howell Hylton Solicitors, 24 Cross Street,  
Camborne, Cornwall

Comment Submission Date: 06.09.23

**P.4887.2**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to 23-24/056 (PA23/03364) subject to the World Heritage Site Officers approval**

Proposed by Councillor J Ball  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4887.3**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/057 (PA23/06958) as the trees appeared healthy and as there was no Tree Officers report attached to the application there was insufficient evidence. Councillors were disappointed that a Tree Officers report had not been provided with the application**

Proposed by Councillor P Mills  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4887.4**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/060 (PA23/05196)**

Proposed by Councillor D Atherfold  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

Councillor Fox left the room for the next agenda item.

**P.4887.5**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/058 (PA23/06695) subject to a condition that it be tied to industrial use**

Proposed by Councillor J Ball  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

Councillor Fox re-entered the room.

Councillors Atherfold, Godolphin and Mills left the room for the next Agenda Item.

**P.4887.6**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/059 (PA23/06710)**

Proposed by Councillor J Ball

Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

Councillors Atherfold, Godolphin and Mills re-entered the room.

**P.4888**

**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: **23-24/024**

CC Number: PA23/03947

Development: New dwelling 2 Bedroom bungalow with garage and garden.

Location: Land to the rear of 1 Bekelege Drive, Beacon, Camborne

Grid Ref: 165827/39135

Sent To: Councillor P Mills

Comment Submission Date: 07.06.23

Comm Decision: No objection subject to the original conditions set being adhered to.

**Comm Decision: Agree with Planning Officer**

TC Number: **23-24/041**

CC Number: PA23/04254

Development: Ground floor and first floor extensions, and new porch to front.

Location: 104 Dolcoath Road, Camborne, TR14 8RP

Grid Ref: 165816/40360

Sent to: Councillor S Weedon

Comment Submission Date: 02.08.23

Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/041 (PA23/04254). The Porch is out of keeping with the historic character of the terrace. The drawings supplied bear no reference to what is already in place, and the Heritage Impact Assessment is totally inadequate.

**Comm Decision: Agree with Planning Officer**

**Updated 24.08.23: Confirmation received from Kirsty Smith (Development Officer) that the LPA have decided to **refuse** the extension and porch at 104 Dolcoath Road.**

TC Number: **23-24/039**

CC Number: PA23/05051

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 of conditions 2 and

8 in relation to Decision Notice PA22/11022  
dated 02/05/2023

Location: The Nursery, Mill Road, Penponds, Camborne,  
Cornwall, TR14 0QH

Grid Ref: 163611/39124

Comment Submission Date: 02.08.23

Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal of planning application 23-24/039 (PA23/05051). It is the view of the Town Council that a precedent of public access has 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 has already taken place.

**Comm Decision:** Disagree with Planning Officer and request that this application is determined by the Planning Committee

**P.4888.2**                    **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 C Godolphin  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4889**                    **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.4890**                    **TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION**

TC Number:            **23-24/031**

CC Number:            PA22/05408

Development:        Proposed extensions and alterations to 8 existing residential units to form 15 residential units.

Location: 37 and 39 Roskear Villas, Camborne, Cornwall,  
TR14 8DG  
Comment Submission Date: 05.07.23

**P.4890.2 RESOLVED: that notification of Planning Application 23-24/031 (PA22/05408) to be decided by Cornwall Council Planning Committee was received and that Councillor J Ball attend the meeting was approved**

Proposed by Councillor Z Fox  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.4891 TO RECEIVE AN APPEAL DECISION FOR PA22/04042 LAND SOUTH OF PAX HUIC DOMUI, KEHELLAND AND AGREE ANY ACTION**

**P.4891.2 RESOLVED: that an Appeal Decision for PA22/04042 Land South of Pax Huic Domui, Kehelland was received**

Proposed by Councillor Z Fox  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4892 TO RECEIVE AN APPEAL NOTICE FOR PA22/09171 1 OLD BLACKSMITHS YARD, HIGHER CONDURROW, CONDURROW, CAMBORNE, CORNWALL AND AGREE ANY ACTION**

**P.4892.2 RESOLVED: that an Appeal Notice for PA22/09171 1 Old Blacksmiths Yard, Higher Condurrow, Condurrow, Camborne, Cornwall was received**

Proposed by Councillor C Godolphin  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.4893 TO RECEIVE THE CORNWALL COUNCIL PLANNING OFFICER'S REPORT ON PA22/09587, THE BARN, NEW ROAD, BARRIPPER, CAMBORNE, AND AGREE ACTION**

Councillors discussed this matter and felt that their disappointment that another application had been overruled without any discussion with the Planning Committee needed to be expressed.

**P.4893.2 RESOLVED: that the Cornwall Council Planning Officer's report on PA22/09587, The Barn, New Road, Barripper, Camborne, was received and that a face to face meeting with the Councillor, the Chair and Deputy Chair of Planning, and a member of staff be arranged, was approved**

Proposed by Councillor Z Fox



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 7.06 pm.

## **APPENDIX 1**

TC Number: **23-24/054**  
CC Number: PA23/06040  
Development: Demolition of redundant asbestos clad storage building  
Location: Boots, 2 Trelowarren Street, Camborne, Cornwall  
Grid Ref: 164750/40100  
Comment Submission Date: 06.09.23  
Comm Decision: No Objection

## **APPENDIX 2**

TC Number: **23-24/051**  
CC Number: PA23/05904  
Development: Application for permission in principle for the construction of a minimum of 3 and a maximum of 5 dwellings.  
Location: Land adj to 37 Troon Moor, Troon, Camborne  
Grid Ref: 166445/37828  
Sent to: Councillor P Mills  
Comment Submission Date: 06.09.23  
Comm Decision: Camborne Town Council recommends refusal of Planning Application 23-24/051 (PA23/05904) as the application was contrary to policies 3 and 7 of the Local Development Plan and constituted an extension of the village

TC Number: **23-24/052**  
CC Number: PA23/05422  
Development: Removal of ATM & Night Safe Bezel, existing signage and reinstate materials where required.  
Location: NatWest, 2-6 Commercial Square, Camborne, Cornwall  
Grid Ref: 164728/40073  
Sent to: Councillor J Ball  
Comment Submission Date: 06.09.23  
Comm Decision: No Objection

TC Number: **23-24/053**  
CC Number: PA23/06540  
Development: Outline planning permission with some matters reserved (appearance and landscaping) for proposed new dwelling and car port on infill plot using existing access.  
Location: Land North East of The coach House, Pendarves, Camborne, Cornwall  
Grid Ref: 164220/38425  
Sent to: Councillor L McDonald  
Comment Submission Date: 06.09.23

Comm Decision: Camborne Town Council recommends refusal of Planning application 23-24/053 (PA23/06540) because Ramsgate is not a definable settlement and as such it is contrary to policies 3 and 7 of the Local Development Plan

TC Number: **23-24/055**  
CC Number: PA23/06982  
Development: Single storey side sunroom extension and side porch and covered way.  
Location: 55 Trecarrack Road, Pengegon, Camborne, Cornwall  
Grid Ref: 165951/40086  
Sent to: Councillor C Godolphin  
Comment Submission Date: 06.09.23  
Comm Decision: No Objection

TC Number: **23-24/056**  
CC Number: PA23/03364  
Development: Maintenance/repair work to existing building. Over-roof the late addition extension. Re-paint the render in the same colour, various window repairs, repair work to existing timber fascia.  
Location: Endsleigh House, Roskear, Camborne TR14 8DW  
Grid Ref: 165571/40610  
Comment Submission Date: 06.09.23  
Comm Decision: No Objection subject to the World Heritage Site Officers approval

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.

TC Number: **23-24/060**  
CC Number: PA23/05196  
Development: Conversion of existing offices (A2) into 2 dwellings.  
Location: Howell Hylton Solicitors, 24 Cross Street, Camborne, Cornwall  
Grid Ref: 164744/39889  
Comment Submission Date: 06.09.23  
Comm Decision: No Objection

TC Number: **23-24/058**  
CC Number: PA23/06695  
Development: Proposed construction of industrial unit in place of previously approved workshop/garage and installation of septic tank.  
Location: The Yard, Lower Condurrow, Beacon, Camborne, Cornwall  
Grid Ref: 166567/39192  
Comment Submission Date: 06.09.23  
Comm Decision: No Objection subject to a condition that it be tied to industrial use

TC Number: **23-24/059**  
CC Number: PA23/06710  
Development: Works to trees subject to a Tree Preservation Order (TPO) as detailed within the submitted tree report 16.06.2022  
Location: Camborne Parish church, Church Street, Camborne, Cornwall  
Grid Ref: 164523/40043  
Comment Submission Date: 06.09.23  
Comm Decision: No Objection

SIGNED BY THE CHAIRMAN.....

DATE .....

