

Agenda

COMMITTEE:

To all Members of the Planning & Development Committee

COUNCILLORS:

Ms Z Fox (Chairman), C Godolphin (Vice Chairman), D Atherfold, J Ball, N Heather, L McDonald, N Miles, P Mills, S Weedon, M Williams (ex officio)

I HEREBY SUMMON YOU TO A MEETING:

of The Planning & Development Committee

TO BE HELD:

The Chamber, The Passmore Edwards Building, The Cross, Cross Street, Camborne, TR14 8HA

ON:

Tuesday 7th February 2023 at 6.30 pm

-
1. Meeting Procedures.
 2. To receive apologies for non-attendance.
 3. 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.
 4. To approve written request(s) for dispensations.
 5. Chairman's Announcements.
 6. To receive and approve the Minutes of the meeting of this Committee held on 10th January 2023 for signing by the Chairman.
 7. Matters arising from the minutes, for information only, where not included below.
 8. To consider Appendix 1 Planning Applications received from Cornwall Council and dealt with under the delegated procedure in accordance with Minute P.3280.3.
 9. 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).

10. To consider Appendix 2 Planning Applications received from Cornwall Council.
11. To address additional Planning Applications received after agenda compiled.
12. 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: **22/101**
CC Number: PA22/04328
Development: Change of use from residential to commercial
Location: 1 & 2 Rosewarne House Holman Park Camborne TR14 8FE
Comment Submission Date: 06.07.22
Comm Decision: No objection
Decision Submitted: Agree with Planning Officer, recommending refusal.

TC Number: **22/175**
CC Number: PA22/09773
Development: Outline application for planning permission with some matters reserved for a proposed new dwelling and car port on infill site namely access, layout and scale
Location: Land adjacent to the Coach House, Pendarves, Camborne,
Comment Submission Date: 07.12.22
Comm Decision: No objection
Decision Submitted: Agree with Planning Officer, recommending refusal.

TC Number: **22/184**
CC Number: PA22/10345
Development: Application for permission in principle for proposed demolition and construction of one replacement dwelling.
Location: Hillside, Hangmans Hill, Troon, Camborne
Comment Submission Date: 07.12.22
Comm Decision: No objection in principle; subject to there being no further development of the site.
Decision Submitted: Agree to Disagree.

13. 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.

CC Number: PA23/00186
Development: Works to trees within a conservation area: G1 (5 no. trees) -Leylandii - Fell. T1 - Cherry - Fell. T2-T9 - Conifers- Fell.
Location: 35 Pendarves Road, Camborne, Cornwall TR14 7QF

14. To receive a notification of planning applications to be decided by Cornwall Council Planning Committee and agree any action.

TC Number: **22/177**
CC Number: PA22/09816
Development: Construction of dwelling and associated works (following grant of Certificate of Lawfulness ref PA22/06435).
Location: Land at Rosewarne Downs, Camborne
Grid Ref: 164364/41598
Sent to: Councillor Z Fox
Comment Submission Date: 07.12.22

Comm Decision: No objection; subject to there being no further development of the site.

TC Number: **22/162**

CC Number: PA22/08584

Development: Change of use of agricultural land for equestrian use and erection of a self-build dwelling to serve the equestrian business

Location: Church Farm, Church Road, Penponds, Camborne

Grid Ref: 163454/39270

Sent To: Councillor D Atherfold

Comment Submission Date: 02.11.22

Comm Decision: No objection, subject to the approval of the County Land Agent.

15. To receive a report on 23/200 (PA22/11414) Land South-East of 12 Enys Road, Harefield Crescent, Camborne. Deferred from last meeting for e-mail response.

Response submitted: Recommend refusal on grounds of overdevelopment, loss of privacy & loss of light to neighbouring properties; access, highways, and contaminated land concerns (site arsenic levels estimated to exceed safe level for residential use). This type of sporadic development is not in keeping within a works heritage site; and could set a precedent for the area.

16. To receive pre-consultation correspondence for a proposed Radio Base Station Installation at KER26571 Foundry Road, Camborne, Cornwall, TR14 7TU, and agree action.
17. To receive an Appeal Decision for PA21-03648 Land South of 1 West Seton, Camborne, and agree action.
18. To receive an Appeal Notification for PA22/04121, 97 North Roskear Road, Tuckingmill Camborne, and agree action.
19. To receive an Appeal Decision for PA21-08538 Kerrier Way, Camborne.
20. To receive an Appeal Decision for EN19-00593 Land known as Stack View, Lower Condurrow, Camborne.

Given under my hand this 31st day January 2023



Samantha Hughes

Town Clerk

This meeting has been **advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media and members of the public.**

Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, **we cannot guarantee this**, especially if you are speaking or taking an active role.

Members will consider the Chairman and Vice Chairman's recommendations for planning applications under Appendix 1 unless a request is made to move an application to Appendix 2 before the day of the meeting.

APPENDIX 1

TC Number: **23/207**
CC Number: PA22/11336
Development: Conversion of an existing barn to a dwelling (in lieu of Class Q Prior Approval PA22/06636 to incorporate amended design).
Location: Higher Kehelland Barn, Kehelland, Camborne, TR14 0DQ
Grid Ref: 161989/40899
Comment Submission Date: 08.02.23

TC Number: **23/209**
CC Number: PA22/11398
Development: Removal of existing UPVC lean-to and construction of a single-storey extension replacemen.
Location: 55 Dolcoath Road, Camborne, Cornwall, TR14 8RW
Grid Ref: 165588/40388
Comment Submission Date: 08.02.23

TC Number: **23/211**
CC Number: PA23/00295
Development: Notification under Town and Country Planning (General Permitted Development) (England) Order 2015, under Part 17 Class K for mineral exploration via a drilling program comprising a single surface drilling site which will be utilised to drill a parent hole and multiple diamond drillholes, navigated off the parent hole.
Location: Land North of Kerrier Way, Camborne
Grid Ref: 165345/40315
Comment Submission Date: 08.02.23

TC Number: **23/213**
CC Number: PA22/08304
Development: Change of use of part of Polstrong House to be used for Civil wedding Ceremonies (10-12 wedding ceremonies per year) and for the occasional siting of a marquee in the adjoining walled garden.
Location: Polstrong house, Polstrong, Camborne
Grid Ref: 162840/39816
Comment Submission Date: 08.02.23

TC Number: **23/214**
CC Number: PA23/00525
Development: Works to trees subject to a TPO: T1 – Magnolia – Reduce branch over roof by 2-3m. T2 – Sycamore – Reduce branch over garage back to main stem. T3 – Beech – Remove over-extending branch over back garden to main stem. G1 – Cypress – reduce in height by 2-3m to reduce wind loading and prevent damage to wall.
Location: Daresbury, Lowenac Gardens, Camborne
Grid Ref: 164529/39876
Comment Submission Date: 08.02.23

TC Number: **23/215**
CC Number: PA23/00264
Development: Application for tree works with a Tree Preservation Orders: reduce two English Oak (Quercus Robur)

Location: The Old School House, 7 Pendarves Road, Camborne
Grid Ref: 164516/39567
Comment Submission Date: 08.02.23

TC Number: **23/217**
CC Number: PA23/00348
Development: Proposed rear extension.
Location: 5 Park Holly, Treswithian, Camborne
Grid Ref: 163567/40226
Comment Submission Date: 08.02.23

APPENDIX 2

TC Number: **23/205**
CC Number: PA22/10947
Development: Erection of two bungalows
Location: Land Adj Kenley Vale, Plot 1 & 2, Higher Condurrow, Condurrow, Camborne
Sent To: Councillor P Mills
Comment Submission Date: 11.01.23

Deferred from January meeting

TC Number: **23/206**
CC Number: PA22/10906
Development: Application for permission in principle for conversion of redundant barn into 1 bedroom dwelling.
Location: Land South-East of 22 Roskear, Endsleigh Gardens, Roskear, Camborne
Grid Ref: 165615/40579
Sent To: Councillor D Atherfold
Comment Submission Date: 08.02.23

TC Number: **23/208**
CC Number: PA22/11420
Development: Non-material amendment in relation to decision notice PA10/08655 dated 20.04.2012 (to accommodate the affordable housing provision on site)
Location: The Carn, Church View Road, Camborne, Cornwall
Sent To: Councillor Z Fox
Comment Submission Date: 08.02.23

TC Number: **23/210**
CC Number: PA22/06549
Development: Change of use of land to provide an extension to the existing garden terrace at land to the rear of the John Francis Basset Public House.
Location: John Francis Basset, Church Street & Commercial Street, Camborne
Sent To: Councillor C Godolphin
Comment Submission Date: 08.02.23

TC Number: **23/212**
CC Number: PA23/00358
Development: Proposed construction of a single storey dwelling.
Location: Land Adj the the Lowenac Hotel, Basset Road, Camborne
Grid Ref: 164544/39686
Sent To: Councillor L McDonald
Comment Submission Date: 08.02.23

TC Number: **23/216**
CC Number: PA22/11292
Development: Outline Planning Permission with all matters reserved for recreation and leisure use upgrades to Park Gerry.
Location: Park Gerry Playing Field, Roskear, Camborne TR14 8QB
Grid Ref: 165290/40655
Sent To: Councillor S Weedon
Comment Submission Date: 08.02.23

TC Number: **23/218**
CC Number: PA23/00010
Development: Conversion of barns to holiday accommodation, and associated internal and external alterations.
Location: Bospebo Farm, Higher Kehelland, Camborne
Grid Ref: 160859/41165
Sent To: Councillor J Ball
Comment Submission Date: 08.02.23