

Agenda



The Passmore Edwards Building, The Cross, Cross Street, Camborne TR14 8HA Tel: 01209 612406 enquiries@camborne-tc.gov.uk

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, P Mills, R Weatherburn, 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 4th April 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 7th March 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: **22/108**
 CC Number: PA22/05771
 Development: Application for alterations and extensions to existing building to form four 1-bedroom Mews Cottages for use as holiday lets and/or by staff employed at Rosewarne House
 Location: Chy An Coose, Holman Park, Camborne, Cornwall, Cornwall, TR14 8FD
 Grid Ref: 164828/40341
 Comment Submission Date: 08.03.23

Comm Decision: No Objection subject to compliance with any recommendations of the Tree Officer and English Heritage.

Comm Decision: 07.09.22 -

"Given an opportunity to review this application Camborne Town Council has reservations in terms of the scale of this development and its impact on the setting of a heritage asset. We have come to the conclusion that this represents overdevelopment of the plot, at least doubling the footprint of the existing building and bringing the built form forward toward the drive and entrance increasing obtrusiveness. We have concerns over light pollution, traffic increase and general busyness, which could spoil the quiet parkland setting. If the dwellings are designated as 'holiday lets' we feel that service traffic and vehicles also have the potential for harm. Permitting 4 dwellings here will change the character of the grounds considerably, notwithstanding the applicant's suggestion of omitting boundaries, and new parking, which should be conditioned if the officer is minded to allow this development, however we recommend refusal, and we ask that careful consideration is given to the comments of the Historic Planning Office and Historic England in this case."

Comm Decision: 14.03.23

Option 2 – Agree to disagree

TC Number: **23/198**
 CC Number: PA22/11022
 Development: Amended designs of buildings previously approved under application PA18/08586 for the erection of two dwellings and the formation of new access
 Location: The Nursery, Mill Road, Penponds, Camborne
 Grid Ref: 163611/39124
 Comment Submission Date: 11.01.23

Comm Decision: Recommend refusal. The site is in a prominent central location in the village and the proposed changes to the plans would result in development out of keeping with the local area, which is a predominantly rural and traditional village. The proposed design changes would 'urbanise' the historic centre of the village, damaging the character and appearance of the area, contrary to section 1.15 of the local plan (Vision and Objectives) and Paragraph 130 of the NPPF

Comm Decision: Having made strong planning reasons to maintain your original position on the proposal against my recommendation, it is requested that the application is determined by the Planning Committee.

TC Number: **22/159**
CC Number: PA22/09171
Development: Change of use from domestic garden to storage yard including stationing of three storage containers and one office container with non-compliance of conditions 4 and 9 of decision notice PA20/04758 dated 17.11.21
Location: 1 Old Blacksmiths Yard, Higher Condurrow, Condurrow, Camborne
Grid Ref: 166085/39257
Comment Submission Date: 02.11.22
Comm Decision: Camborne Town Council recommend refusal of this application as there is a lack of justification for non-compliance of conditions 4 and 9 of decision notice PA20/04758
Comm Decision: 14.03.23 –
Option 2 – Agree to disagree

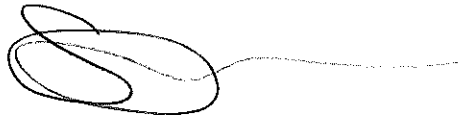
TC Number: **23/205**
CC Number: PA22/10947
Development: Erection of two bungalows
Location: Land Adj Kenley Vale, Plot 1 & 2, Higher Condurrow, Condurrow, Camborne

Grid Ref:
Comment Submission: 08.02.23
Comm Decision: Camborne Town Council note that pre-application conditions relating to 23/205 (PA19/06709) allowed at appeal have not been adhered to, particularly the conditions requiring a full and accurate survey of trees on site with a tree protection plan and a detailed landscaping and planting scheme, to be supplied before any works were undertaken.
It is of great concern that clearance on the site had already been carried out, removing some mature trees and encroaching on others. This is likely to have caused damage to the root systems of remaining trees. These remaining trees screen the proposed development from wider views from the great flat lode at the rear of the site.
We note also the lack of an adequate heritage impact assessment. The one supplied makes no reference to Cornish hedges on site as referenced in the appeal. These valuable hedges have now been damaged and in some cases removed as part of the site clearance. The position of the development should not be set further back as suggested by this new application but remain relatively close to the road as described in the planning inspector's decision. Scale and mass should remain congruent with the original application in accordance with the appeal decision.
The proposed loss of garaging will negatively affect the streetscape and undermine the suggestion from the planning inspector that 'In time domestic garden planting would soften the frontage of the development'.
The Town Council therefore recommends refusal, due to an inaccurate application, failing to reference trees on site, noncompliance with/lack of provision of an accurate Tree Survey and Tree Protection Plan, inadequate heritage impact assessment and a lack of justification for proposed changes.
Any permission should require the same pre-application conditions as referenced by the planning appeal for the same site, and a condition should also be applied requiring a remediation scheme to include tree planting and Cornish hedge replacement.

Comm Decision: 21.03.23
Option 2 – 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.
14. To receive a notification of planning applications to be decided by Cornwall Council Planning Committee and agree any action.
15. To receive information about Local Protocol decisions made by Planning Committee and agree any action.

Given under my hand this 28th day of March 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: **23/235**
CC Number: PA23/01019
Development: Installation of photovoltaic (PV) panels onto the west and south elevations of the existing roof.
Location: 59A Lower Pengegon, Pengegon, Camborne, Cornwall
Grid Ref: 165870/39872
Comment Submission Date: 05.04.23

TC Number: **23/237**
CC Number: PA23/01096
Development: Conversion of detached outbuilding to form an annexe ancillary to the principal dwelling
Location: 17 Basset Street, Camborne, Cornwall, TR14 8SW
Grid Ref: 164659/39850
Comment Submission Date: 05.04.23

TC Number: **23/239**
CC Number: PA23/02006
Development: Works to a tree subject to a Tree Preservation Order. Works include the removal of a Macrocarpa (1754) due to symptoms of over-maturity, branch failure (previous incidents) and recent primary branch failure into highway. Replace with Macrocarpa within 2m of tree to be removed.
Location: 44 Pendarves Road, Camborne, Cornwall, TR14 7QH
Grid Ref: 164297/39252
Comment Submission Date: 05.04.23

TC Number: **23/243**
CC Number: PA23/01976
Development: Works to trees under a tree preservation order (TPO) namely: B1 (Beech): removal of eight lower branches. B2 and B3 (Beech): Removal of approx. 4 lower limbs and selective prune.
Location: 1 Rosewarne Gardens, Camborne, Cornwall, TR14 8TH
Grid Ref: 164730/40329
Comment Submission Date: 05.04.23

TC Number: **23/245**
CC Number: PA23/02256
Development: Works to trees in a conservation area (CA), works include Monterey Pine – Large/Mature (T1) in decline – crown 70% defoliated. Section dismantle to base. Replant 1.2m Copper Beech.
Location: Peacehaven, Church View Road, Camborne, Cornwall, TR14 8RQ
Comment Submission Date: 05.04.23

TC Number: **23/249**
CC Number: PA23/02365
Development: Non-material amendment in relation to decision notice PA20/00108 dated 02/07/2020 for minor elevations changes to Phase 2 plot numbers 22-46, 48-50 and 70-72 to D, I, X, Y and Z types
Location: Tregenna Lea Residential Development, Land off Tregenna Lane, Camborne, TR14 7QU
Comment Submission Date: 05.04.23

Appendix 2

TC Number: **23/233** Deferred from last meeting
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 Fox
Comment Submission Date: 05.04.23

TC Number: **23/236**
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, Commercial Street, Camborne
Location: John Francis Basset, Church Street, Camborne, Cornwall
Grid Ref: 164562/40042
Sent to: Councillor C Godolphin
Comment Submission Date: 05.04.23

TC Number: **23/238**
CC Number: PA23/02081
Development: Replacement enlarged rear single-storey extension.
Location: 16 Aneray Road, Camborne, Cornwall, TR14 8UA
Grid Ref: 165080/40583
Sent to: Councillor J Ball
Comment Submission Date: 05.04.23

TC Number: **23/240**
CC Number: PA23/02004
Development: Proposed new dwelling – amended design to previously approved PA20/05375 to incorporate extension and additional amenity area
Location: Former 28A Park Road, Camborne, Cornwall
Grid Ref: 165175/40490
Sent to: Councillor R Weatherburn
Comment Submission Date: 05.04.23

TC Number: **23/241**
CC Number: PA23/01732
Development: The development of a new dwelling on the outskirts of the Cornish town of Troon
Location: Land at Chycarn Moor, Chycarn Moor, Troon, Cornwall
Grid Ref: 166647/37749
Sent to: Councillor L McDonald
Comment Submission Date: 05.04.23

TC Number: **23/242**
CC Number: PA23/01694
Development: Retrospective application for the demolition of existing walls and their replacement with new walling and reinstatement of Fuseworks Building, housing 6 new dwellings
Location: North Roskear Road, Tuckingmill, Camborne, Cornwall
Grid Ref: 165669/41012
Sent to: Councillor P Mills
Comment Submission Date: 05.04.23

TC Number: **23/244**
CC Number: PA23/01710
Development: Demolition of horticultural building and construction of a holiday lodge
Location: Land adj to The Anchorage, Higher Stennack, Troon, Camborne
Grid Ref: 165585/37494
Sent to: Councillor D Atherfold
Comment Submission Date: 05.04.23

TC Number: **23/246**
CC Number: PA23/01930
Development: Erection of a dwelling, including roof-mounted solar panels (resubmission, with amendments, of PA22/07584)
Location: 30 New Street, Troon, Camborne, Cornwall, TR14 9EW
Grid Ref: 166108/37922
Sent to: Councillor Z Fox
Comment Submission Date: 05.04.23

TC Number: **23/247**
CC Number: PA23/01939
Development: Loft Conversion with two proposed dormers
Location: The Bungalow, Pengwarras Road, Camborne, Cornwall
Grid Ref: 164140/40234
Sent to: Councillor M Williams
Comment Submission Date: 05.04.23

TC Number: **23/248**
CC Number: PA23/01459
Development: Internal alterations associated with change of use to large house of multiple occupation (sui generis), blocking up external window, erection of bike store and removal of redundant signage/plant.
Location: The Liberal Hall, Vyvyan Street, Camborne, Cornwall
Grid Ref: 164891/40180
Sent to: Councillor S Weedon
Comment Submission Date: 05.04.23

TC Number: **23/250**
CC Number: PA23/01579
Development: Rear extension to dwelling
Location: 4 West Seton, West Seton, Camborne, Cornwall
Grid Ref: 165023/41378
Sent to: Councillor N Heather
Comment Submission Date: 05.04.23

