

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 1st October 2024 at 6.30pm

PRESENT:

Councillor J Ball	Chair
Councillor C Godolphin	Vice Chair
Councillor D Atherfold	
Councillor Z Fox	
Councillor L McDonald	
Councillor P Mills	
Councillor J Morgan	(ex-officio)
Councillor R Weatherburn	

IN ATTENDANCE:

David Garwood, Head of Strategic Development; Sally Williams, Committee Support Officer; Lara Barbier Administrative Assistant, and two members of the public.

P.5609 MEETING PROCEDURES

The Chair explained the safety procedures to all present.

P.5610 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

There were no apologies received from Councillor Heather or Councillor Weedon.

P.5611 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 no interests declared.

P.5612 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.5613 CHAIR'S ANNOUNCEMENTS

There were no announcements from the Chair.

P.5614 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 3RD SEPTEMBER 2024 FOR SIGNING BY THE CHAIR

P.5614.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 3rd September 2024 were received, approved, and signed by the Chair

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.5615 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.5616 TO CONSIDER APPENDIX 1 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND DEALT WITH UNDER THE DELEGATED PROCEDURE IN ACCORDANCE WITH MINUTE P.3280.3

There were no Appendix 1 Planning Applications.

The Chair took agenda items 9 and 10 together.

P.5617 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)

There were two members of the public present, wishing to speak on two respective applications.

The Chair invited the first member of the public to speak on Application Number 24-25/058 (PA24/06812). The member of the public spoke in support of her application for a Certificate of Lawfulness. She gave a brief background on why the annexe was converted originally and her reasons for requiring a Certificate of Lawfulness. Councillor Atherfold had been allocated the application and he had found no reason to object as the conversion had been completed sympathetically and was in line with other conversions nearby. Two Councillors wished to confirm that the annexe had been granted permission originally and that it was tied to the property. The member of the public confirmed the former, and agreed to the second.

The second member of the public wished to speak in support of Application Number 24-25/052 (PA24/07102) as he was the agent

dealing with the application. He explained that the original application had been refused earlier in the year due to the loss of a retail unit. However, due to changes in the Planning Rules it now seemed that this could be challenged. One Councillor felt that the Cornwall Council Planning Officer should pay more attention to the minimum space requirements, but he did add that whilst it was a small space it did abide by the rules. It was also noted that the Cornwall Council Planning Officer comments indicated that attention would need to be given to minimum space requirements. Two other Councillors felt that the ground floor should be retained as a commercial retail unit.

TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

The Chair brought forward applications 24-25/058 (PA24/06812) and 24-25/052 (PA24/07102), so that they could be voted on.

TC Number:	24-25/058
CC Number:	PA24/06812
Development:	Certificate of lawful development for an existing use namely to continue to use the existing building as a separate unit of accommodation
Location:	27 Cadogan Road, Camborne
Grid Ref:	165429/39207

P.5617.2 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/058 (PA24/06812) subject to the annexe being tied to the main property**

Proposed by Councillor D Atherfold
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

A member of the public left the room at 18.40.

P.5617.3 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/052 (PA24/07102) subject to the provision of marketing information and the satisfaction of the planning officer regarding the living conditions and minimum space requirements**

Proposed by Councillor Z Fox
Seconded by Councillor R Weatherburn

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

A member of the public left at 18.44.

P.5617.4 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/047 (PA24/06597)**

Proposed by Councillor R Weatherburn
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.5617.5 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommend refusal of Planning Application 24-25/048 (PA22/04643) due to; the lack of information on the plans, insufficient parking, the allocated parking impedes access and egress which raised concerns for health and safety and posed a fire hazard, there were no open spaces or amenities and that there had been a lack of ecological response**

Proposed by Councillor J Morgan
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.5617.6 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommend refusal of Planning Application 24-25/049 (PA24/06683) due to; the loss of a retail unit, lack of marketing information and a lack of residential amenity**

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.5617.7 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommend refusal of Planning Application 24-25/050 (PA24/04965) due to; overdevelopment, loss of light, an insufficient flood risk plan, overlooking of neighbours, and that the development would not be in keeping with the character of the rural hamlet**

Proposed by Councillor L McDonald
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.5617.8 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/051 (PA24/07030), subject to a tree protection plan, a suitable surface water management plan, and that the Committee also noted concern regarding the stability of the boundary features at this site which should be addressed**

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.5617.9 **RESOLVED: that Camborne Town Council respond to Cornwall Council that, with regret, it had no objection to**

Planning Application 24-25/053 (PA24/06766) subject to the recommendations of a bat/bird survey

Proposed by Councillor J Ball
Seconded by Councillor P Mills

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

P.5617.10

RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommend refusal of Planning Application 24-25/054 (PA24/06973) as the application did not conform to minimum standards, eg. shared bathroom facilities

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.5617.11

RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/055 (PA24/06304) subject to it being identified as an annexe, that it would be tied to the main property and that it conformed to South West Water regulations

Proposed by Councillor P Mills
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.5617.12

RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/056 (PA24/06530)

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.5618

TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **24-25/057**
CC Number: PA24/07209
Development: Listed Building Consent to repair and re-purpose both Basset Centre and White House to host a variety of community based activities, including the Town Library. A new flexible engagement space is proposed to the rear of the White House and a new central atrium connects all the buildings, incorporating a café, foyer and heritage exhibition experience.
Location: Basset Centre Ground Floor Offices, Basset Road, Camborne
Grid Ref: 164588/39797
Sent to: Councillor R Weatherburn

TC Number: **24-25/059**
CC Number: PA24/07364
Development: Non material amendment in relation to Decision Notice PA08/00610/FM dated 11/01/10 – Substitution of approved typ A and E4 house types with approved type E1 and H1mh units on plots 144 and 145. Changes to garaging and car parking associated with plots 120, 122, 131, 132 and 144. Change to rear access path to Plots 167-169. Small operational changes to floor levels to certain plots. Small elevational changes to Types A, D, E1, E4 and H1m.
Location: Residential Development, Hilderley Park, Camborne

P.5618.2 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it wished to support and had no objection to Planning Application 24-25/057 (PA24/07209)**

Proposed by Councillor R Weatherburn
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.5618.3 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/059 (PA24/07364)**

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.5619 **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 none received.

P.5620 **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**

Application: **PA24/07249**
Proposal: Works to trees in a conservation area (CA), works include Removal of T1- Golden Cypress, T2 - Cypress and T3 - Cherry
Location: 19 Centenary Row Middle Camborne Cornwall TR14 8HT

P.5620.2 **RESOLVED: that the Planning Application PA24/07249 from Cornwall Council for works which Cornwall Council would be deciding under delegated authority in accordance with P.3365.2, was received**

Proposed by Councillor C Godolphin
Seconded by Councillor J Morgan

On a vote being taken the matter was approved unanimously.

P.5621 TO RECEIVE NOTIFICATIONS OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION

Application: **PA24/00758**
Proposal: Erection of 7 Residential Dwellings to Include a Temporary Access for Construction Purposes
Location: Land Off Boiler Works Road North Roskear
Camborne TR14 0AF

The Chair informed Councillors that a staff member had already registered his attendance to speak on the application at the West Sub-Area Planning Committee on October 14th 2024. Councillor Perry would also be in attendance.

P.5621.2 RESOLVED: that the Planning Application PA24/00758 to be decided by Cornwall Council Planning Committee, was received and that it was noted that the Chair would be in attendance to speak on this application on behalf of the committee

Proposed by Councillor C Godolphin
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

There being no further business the Chair closed the meeting at 19.20

APPENDIX 2

TC Number: **24-25/047**
CC Number: PA24/06597
Development: Non material amendment in relation to decision notice PA19/02687 allowed on appeal APP/DO840/W/20/3248199 dated 11.03.21, for minor change to plots 11 and 16. Delete approved 3 bedroom bungalow Type L. Insert proposed 3 bedroomed bungalow Type Q (as already approved for plots 9 and 10 on this development).
Location: Land off Tregenna Lane, Camborne,
Sent to: Councillor R Weatherburn
Comm Submission Date: 02.10.24
Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/047 (PA24/06597)

TC Number: **24-25/048**
CC Number: PA22/04643
Development: Construction of 16no. one and two bedroom flats.
Location: Land R/O 10-16 Trelowarren Street, Gas Street, Camborne
Grid Ref: 164787/40065

Sent to: Councillor J Morgan
Comm Submission date: 02.10.24
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommend refusal of Planning Application 24-25/048 (PA22/04643) due to; the lack of information on the plans, insufficient parking, the allocated parking impedes access and egress which raised concerns for health and safety and posed a fire hazard, there were no open spaces or amenities and that there had been a lack of ecological response

TC Number: **24-25/049**
CC Number: PA24/06683
Development: Conversion of ground floor retail unit to residential apartment (C3).

Location: Trophyman Camborne, 5 Cross Street, Camborne

Grid Ref: 164780/39850

Sent to: Councillor C Godolphin

Comm Submission Date: 02.10.24

Comm Decision: Camborne Town Council respond to Cornwall Council that it recommend refusal of Planning Application 24-25/049 (PA24/06683) due to; the loss of a retail unit, lack of marketing information and a lack of residential amenity

TC Number: **24-25/050**
CC Number: PA24/04965
Development: Conversion of existing garage into dwelling, including first floor extension and new vehicle entrance.

Location: Garage adj to 5 Ramsgate, Camborne

Grid Ref: 164078/38487

Sent to: Councillor L McDonald

Comm Submission Date: 02.10.24

Comm Decision: Camborne Town Council respond to Cornwall Council that it recommend refusal of Planning Application 24-25/050 (PA24/04965) due to; overdevelopment, loss of light, an insufficient flood risk plan, overlooking of neighbours, and that the development would not be in keeping with the character of the rural hamlet

TC Number: **24-25/051**
CC Number: PA24/07030
Development: Reserved Matters for the appearance, scale and landscaping following outline consent PA22/03186 dated 22.09.22.

Location: Treswithian Farm, Park holly, Camborne

Grid Ref: 163471/40348

Sent to: Councillor Z Fox

Comm Submission Date: 02.10.24

Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/051 (PA24/07030), subject to a tree protection plan, a suitable surface water management plan, and that the Committee also noted concern regarding the stability of the boundary features at this site which should be addressed

TC Number: **24-25/052**
CC Number: PA24/07102
Development: Conversion of vacant building into four flats (with small extension to rear).
Location: 16 Commercial Street, Camborne
Grid Ref: 164613/40030
Sent to: Councillor D Atherfold
Comm Submission Date: 02.10.24
Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/052 (PA24/07102) subject to the provision of marketing information and the satisfaction of the planning officer regarding the living conditions and minimum space requirements

TC Number: **24-25/053**
CC Number: PA24/06766
Development: Proposed demolition of the existing Council offices, and erection of 66 bedroom care home with associated parking and landscaping.
Location: Council Offices, Dolcoath Avenue, Camborne
Grid Ref: 165615/40240
Sent to: Councillor J Ball
Comm Submission Date: 02.10.24
Comm Decision: Camborne Town Council respond to Cornwall Council that with regret, it had no objection to Planning Application 24-25/053 (PA24/06766) subject to the recommendations of a bat/bird survey

TC Number: **24-25/054**
CC Number: PA24/06973
Development: Retrospective planning approval for; Change of Use from C3@ dwellinghouses to C4 Houses of multiple occupation, and garage conversion. Not: the previous HMO Use has increased from 6 to 9 persons sharing the property.
Location: 55 Roskear Road, Camborne
Sent to: Councillor S Weedon
Comm Submission Date: 02.10.24
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommend refusal of Planning Application 24-25/054 (PA24/06973) as the application did not conform to minimum standards, eg. shared bathroom facilities

TC Number: **24-25/055**
CC Number: PA24/06304
Development: Proposed extension and additional parking space.
Location: 6 Weeth Lane, Camborne, TR14 7JN
Grid Ref: 164154/40388
Sent to: Councillor P Mills
Comm Submission Date: 02.10.24
Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/055 (PA24/06304) subject to it being identified as an annexe, that it would be tied to the main property and that it conformed to South West Water regulations

TC Number: **24-25/056**
CC Number: PA24/06530
Development: Works to tree covered by a Tree Preservation Order – T1 – Large branch overhanging driveway entrance, footpath and near main road. Request to cut back this branch and other overhanging branches to make safe.
Location: Pendarves Residential Home, 25 Pendarves Road, Camborne
Grid Ref: 164417/39515
Sent to: Councillor Z Fox
Comm Submission Date: 02.10.24
Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/056 (PA24/06530)

AGENDA 11

TC Number: **24-25/057**
CC Number: PA24/07209
Development: Listed Building Consent to repair and re-purpose both Basset Centre and White House to host a variety of community based activities, including the Town Library. A new flexible engagement space is proposed to the rear of the White House and a new central atrium connects all the buildings, incorporating a café, foyer and heritage exhibition experience.
Location: Basset Centre Ground Floor Offices, Basset Road, Camborne
Grid Ref: 164588/39797
Sent to: Councillor R Weatherburn
Comm Submission Date: 02.10.24
Comm Decision: Camborne Town Council respond to Cornwall Council that it wished to support and had no objection to Planning Application 24-25/057 (PA24/07209)

TC Number: **24-25/058**
CC Number: PA24/06812
Development: Certificate of lawful development for an existing use namely to continue to use the existing building as a separate unit of accommodation
Location: 27 Cadogan Road, Camborne
Grid Ref: 165429/39207
Sent to: Councillor D Atherfold
Comm Submission Date: 02.10.24
Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/058 (PA24/06812) subject to the annexe being tied to the main property

TC Number: **24-25/059**
CC Number: PA24/07364
Development: Non material amendment in relation to Decision Notice PA08/00610/FM dated 11/01/10 – Substitution of approved typ A and E4 house types with approved type E1 and H1mh units on plots 144 and 145. Changes to garaging and car parking associated with plots 120, 122, 131, 132 and 144. Change to rear access path to Plots 167-169. Small operational changes to floor levels to certain plots. Small elevational changes to Types A, D, E1, E4 and H1m.

Location: Residential Development, Hilderley Park, Camborne
Grid Ref: N/A
Sent to: N/A
Comm Submission Date: 02.10.24
Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/059 (PA24/07364)

SIGNED BY THE CHAIR.....

DATE

