

# 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> November 2024 at 18:30**

## PRESENT:

<b>Councillor J Ball</b>	<b>Chair</b>
<b>Councillor C Godolphin</b>	<b>Vice Chair</b>
<b>Councillor L McDonald</b>	
<b>Councillor P Mills</b>	
<b>Councillor J Morgan</b>	<b>(ex-officio)</b>
<b>Councillor R Weatherburn</b>	

## IN ATTENDANCE:

**Melanie Negus, Administrative Support Officer; Lara Barbier Administrative Assistant, and two members of the public.**

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### **P.5622 MEETING PROCEDURES**

The Chair explained the safety procedures to all present.

### **P.5623 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

#### **P.5623.2 RESOLVED: that the apologies from Councillors Fox, Heather and Weedon, for non-attendance of the meeting of the Planning & Development Committee held on the 5<sup>th</sup> November 2024, were received**

Proposed by Councillor J Ball  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

### **P.5624 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**

Councillor Mills declared an interest in application 24-25/064 (PA24/07370) as the applicant was known to the Councillor.

### **P.5625 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.5626 CHAIR'S ANNOUNCEMENTS**

The Chair reminded Councillors to check their emails for 5-Day Protocol applications so that responses could be submitted on time.

The Chair alerted Councillors to the fact that parking permits from the Town Council for the Magnet car park were no longer valid. Councillors who wished to park there would need to pay. Councillors should remove their permits from their car windows.

**P.5627 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 1<sup>ST</sup> OCTOBER 2024 FOR SIGNING BY THE CHAIR**

**P.5627.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 1<sup>st</sup> October 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.5628 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.5629 TO RECEIVE CORNWALL COUNCIL PLANNING OFFICERS' COMMENTS**

Councillors received the Planning Officers Comments.

**P.5630 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.5630.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 24-25/060 (PA24/05361), 24-25/062 (PA24/07614), 24-25/063 (PA24/07479), 24-25/065 (PA24/07651)**

Proposed by Councillor J Ball  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

The Chair took agenda items 10 and 11 together.

**P.5631 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**

The Chair brought forward application 24-25/067 (PA24/07667) as there were members of the public wishing to speak on it.

The Chair invited the members of public to speak on the application. The member of public spoke in support of her sister's application for the conversion of a domestic garage to form an annex for a disabled dependent. She gave a brief medical history of why her nephew needed ongoing support from his mother to transition into adulthood, and how an annex would help provide this. She stated that the annexe would only be used by family or non-paying guests. Councillor Atherfold had been allocated the application and he had found no reason to object to the conversion as it had no impact on neighbours and did not impact on parking. A Councillor proposed that it be tied to the property for family use only.

**P.5631.2**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/067 (PA24/07667) subject to the annexe being tied to the property for family use only**

Proposed by Councillor D Atherfold  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

The two members of the public left the room at 18:38

**P.5631.3**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/061 (PA24/03752) subject to it being tied to the property for family use only and subject to a contaminated land assessment**

Proposed by Councillor L McDonald  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

Having declared an interest in the next planning application, Councillor Mills left the room at 18:41

**P.5631.4**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/064 (PA24/07370)**

Proposed by Councillor J Morgan  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

Councillor Mills returned to the room at 18:43

**P.5631.5 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/066 (PA24/07619)**

Proposed by Councillor J Ball  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.5631.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/068 (PA24/08061)**

Proposed by Councillor C Godolphin  
Seconded by Councillor J Morgan

On a vote being taken the matter was approved unanimously.

**P.5631.7 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/069 (PA24/08014)**

Proposed by Councillor P Mills  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.5632 TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

TC Number: **24-25/070**  
CC Number: PA24/07059  
Development: Proposed self-contained annexe to provide long term rentable accommodation.  
Location: 25 Trevenson Street, Camborne, TR14 8JD  
Grid Ref: 164900/39876  
Sent to: Councillor Ball

**P.5632.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 24-25/070 (PA24/07059) due to; overdevelopment, loss of amenities, impact on neighbours, highways concern; and that it could set a precedent for neighbouring properties**

Proposed by Councillor J Ball  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.5633 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**

Councillors Godolphin and Mills requested phone calls to alert them to 5-Day Protocols while their EE SIMS were not working.

TC Number: **24-25/042**  
CC Number: PA24/00841

Development: Proposed extension and renovation to care home.  
Location: St Clair House, 32 Basset Road, Camborne  
Sent to: Councillor J Morgan  
Comm Submission Date: 04.09.24  
Comm Decision: Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 24-25/042 (PA24/00841); subject to the approval of the World Heritage Officer, Historic England, and Historic Environment.

**Comm Decision: Agree to Disagree**

TC Number: **24-25/043**  
CC Number: PA24/00842  
Development: Listed building consent for a proposed extension and renovation to care home.  
Location: St Clair House, 32 Basset Road, Camborne  
Sent to: Councillor J Morgan  
Comm Submission Date: 04.09.24  
Comm Decision: Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 24-25/042 (PA24/00841); subject to the approval of the World Heritage Officer, Historic England, and Historic Environment.

**Comm Decision: Agree to Disagree**

TC Number: **24-25/039**  
CC Number: PA24/03341  
Development: Demolition of caravan and construction of new four-bedroom dwelling.  
Location: 3 Hillside Cottages, Chapel Hill, Brea, Camborne  
Grid Ref: 165471/40280  
Sent To: Councillor Z Fox  
Comm Submission Date: 04.09.24  
Comm Decision: No objection

**Comm Decision: Agree with Planning Officer**

TC Number: **24-25/035**  
CC Number: PA24/04244  
Development: Demolition of existing garage and construction of a dwelling.  
Location: Land Adj to 55 Dolcoath Avenue, Camborne  
Grid Ref: 165471/40280  
Sent To: Councillor C Godolphin  
Comm Submission Date: 08.05.24  
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 24-25/035 (PA24/04244) due to overdevelopment, access issues, the loss of the garage, there is no Biodiversity report, and it would impact the habitat.

**Comm Decision: Agree with Planning Officer**

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 has no objection subject to the provision of marketing information and the satisfaction of the planning officer regarding the living conditions and minimum space requirements.

**Comm Decision: Agree with Planning Officer**

TC Number: **24-25/054**  
CC Number: PA24/06973  
Development: Retrospective planning approval for Change of Use from C3(c) Dwellinghouses to 6-bedroom house in multiple occupation (Use Class C4), including garage conversion.

Location: 55 Roskear Road, Camborne

Grid Ref: 165287/40479

Sent To: Councillor S Weedon

Comm Submission Date: 02.10.24

Comm Decision: Camborne Town Council recommend refusal as the application did not conform to minimum standards'.

**Comm Decision: Agree with Planning Officer.**

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

Location: Trophyman, 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'.

**Comm Decision: Agree with Planning Officer.**

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.

**Comm Decision: Agree to Disagree**

**P.5633.2** **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 J Ball  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.5634** **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: **PA24/07754**  
Proposal: Works to trees in a Conservation Area (TCA), namely fell one one Bay Tree in sections, close to ground level, in rear garden.  
Location: 2 Carnarthen Street, Camborne

**P.5634.2** **RESOLVED: that the Planning Application PA24/07754 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 D Atherfold

On a vote being taken the matter was approved unanimously.

**P.5635** **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

**P.5635.2** **RESOLVED: that the Planning Application PA24/00758 to be decided by Cornwall Council Planning Committee, was received**

Proposed by Councillor J Ball  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.5636** **TO RECEIVE AN APPEAL NOTIFICATION FOR LAND OPPOSITE 38 NEW ROAD BARRIPPER, CAMBORNE, AND AGREE ACTION**

**P.5636.2** **RESOLVED: that an appeal notification for Land opposite 38 New Road Barripper, Camborne, was received**

Proposed by Councillor C Godolphin  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.5637 TO RECEIVE AN APPEAL NOTIFICATION FOR LAND EAST OF THE YARD, POLSTRONG, CAMBORNE, PA23/09264, AND AGREE ACTION**

**P.5637.2 RESOLVED: that an appeal notification for Land East of the Yard, Polstrong, Camborne, PA23/09264, was received**

Proposed by Councillor C Godolphin  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.5638 TO RECEIVE AN APPEAL NOTIFICATION FOR LAND AT CHURCH VIEW FARM, CHURCH VIEW ROAD, CAMBORNE, TR14 8RQ, PA23/04960, AND AGREE ACTION**

**P.5638.2 RESOLVED: that an appeal notification for Land at Church View Farm, Church View Road, Camborne, TR14 8RQ, PA23/04960, was received**

Proposed by Councillor J Ball  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.5639 TO RECEIVE AN APPEAL NOTIFICATION FOR LAND ADJ TO 20 TREVUE ROAD, CAMBORNE, PA23/06168, AND AGREE ACTION**

**P.5639.2 RESOLVED: that an appeal notification for Land adj to 20 Trevue Road, Camborne, PA23/06168, was received**

Proposed by Councillor L McDonald  
Seconded by Councillor J Morgan

On a vote being taken the matter was approved unanimously.

**P.5640 TO RECEIVE AN EXCERPT FROM THE MINUTES OF THE WEST SUB-AREA PLANNING COMMITTEE MEETING HELD ON THE 14<sup>TH</sup> OCTOBER 2024, AND AGREE ACTION**

**P.5640.2 RESOLVED: that an excerpt from the minutes of the West Sub-Area Planning Committee meeting held on the 14<sup>th</sup> October 2024, was received**

Proposed by Councillor J Ball  
Seconded by Councillor D Atherfold

on a vote being taken the matter was approved unanimously.

**P.5641 TO RECEIVE INFORMATION ON PLANNING USE CLASS CHANGES**



Proposed by Councillor P Mills  
Seconded by Councillor J Morgan

on a vote being taken the matter was approved unanimously.

There being no further business the Chair closed the meeting at 19.01

**APPENDIX 1**

TC Number: **24-25/060**  
CC Number: PA24/05361  
Development: Ground Mounted Solar PV Installation in field adjacent to main property of attached address.  
Location: Trevorrian Barton Menadarva, Kehelland, Camborne  
Grid Ref: 161385/41391  
Comm Submission date: 06.11.24  
Comm Decision: No objection.

TC Number: **24-25/062**  
CC Number: PA24/07614  
Development: Works to trees subject to a Tree Preservation Order (TPO), works include T1 mature beech removal with meriphilus garganteus. The base of the tree is surrounded by the fungi and the tree is also in decline. The tree is within striking distance of the house and also next to a car park.  
Location: 26 Parc Bracket Street, Camborne  
Grid Ref 164988/40347  
Comm submission date: 06.11.24  
Comm Decision: No objection.

TC Number: **24-25/063**  
CC Number: PA24/07479  
Development: Erection of private garage for storage of classic car.  
Location: Land Between Nos 4 And 5 Park An Gorsaf, Camborne  
Grid Ref: 164726/39570  
Comm submission date: 06.11.24  
Comm Decision: No objection.

TC Number: **24-25/065**  
CC Number: PA24/07651  
Development: Works to Tree (s) within a Conservation Area (TCA) – T1, T2 and T3 – Crown reduction of Yew Trees.  
Location: 1 Trelawney Road, Camborne  
Grid Ref: 164568/40351  
Comm submission date: 06.11.24  
Comm Decision: No objection.

**APPENDIX 2**

TC Number: **24-25/061**  
CC Number: PA24/03752  
Development: Conversion of garage annexe.  
Location: Laramie, North Roskear Road, Tuckingmill, Camborne  
Grid Ref: 165272/40847

Sent to: Councillor L McDonald

Comm submission date: 06.11.24

Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/061 (PA24/03752) subject to it being tied to the property for family use only and subject to a contaminated land assessment.

TC Number: **24-25/064**

CC Number: PA24/07370

Development: Application for the discharge of a S106 planning obligation dated 19.04.2005 in relation to decision W2/PA04/01490/F.

Location: 29 Pendarves House, Vyvyans Court, Tuckingmill, Camborne

Grid Ref: 165483/41033

Sent to: Councillor J Morgan

Comm submission date: 06.11.24

Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/064 (PA24/07370).

TC Number: **24-25/066**

CC Number: PA24/07619

Development: Side and Rear Extensions and Alterations.

Location: Bosula, Tregurthen Road, Camborne

Grid Ref: 164433/39789

Sent to: Councillor J Ball

Comm submission date: 06.11.24

Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/066 (PA24/07619).

TC Number: **24-25/067**

CC Number: PA24/07667

Development: Conversion of domestic garage to form annex for disabled dependent family member.

Location: 4 Jubilee Terrace, Camborne

Grid Ref: 165203/39560

Sent to: Councillor D Atherfold

Comm submission date: 06.11.24

Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/067 (PA24/07667) subject to the annexe being tied to the property for family use only.

TC Number: **24-25/068**

CC Number: PA24/08061

Development: Non material amendment to vary condition 4 in relation to decision notice PA23/09026 dated 24.04.24.

Location: Land NE Of Tesco, Foundry Road, Camborne, TR14 8FJ

Sent to: Councillor C Godolphin

Comm submission date: 06.11.24

Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/068 (PA24/08061).

TC Number: **24-25/069**

CC Number: PA24/08014

Development: Rear first floor extension.

Location: 51 Hughville Street, Camborne TR14 8TS

Grid Ref: 164879/40743

Sent to: Councillor P Mills

Comm submission date: 06.11.24

Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/069 (PA24/08014).

**AGENDA 12**

TC Number: **24-25/070**  
Application: PA24/07059  
Proposal: Proposed self contained annexe to provide long term rentable accommodation.  
Location: 25 Trevenson Street, Camborne, TR14 8JD  
Grid Ref: 164900 / 39876  
Comm submission date: 06.11.24  
Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 24-25/070 (PA24/07059) due to; overdevelopment, loss of amenities, impact on neighbours, highways concern; and that it could set a precedent for neighbouring properties.

SIGNED BY THE CHAIR.....

DATE .....

