

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 7th May 2024 at 6.30pm

PRESENT:

Councillor Z Fox	Chair
Councillor J Ball	Vice Chair
Councillor D Atherfold	
Councillor C Godolphin	
Councillor L McDonald	
Councillor P Mills	
Councillor R Weatherburn	

IN ATTENDANCE:

Samantha Hughes, Town Clerk; Lara Barbier, Administration Assistant; and three members of the public.

P.5025 MEETING PROCEDURES

The Chair explained the safety procedures to all present.

P.5026 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.5026.2 RESOLVED: that the apologies from Councillors N Heather and S Weedon for non-attendance of the meeting of the Planning and Development Committee on 7th May 2024 were received

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.5027 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

Cllr Godolphin declared a pecuniary interest in Planning Application 23-24/158 (PA24/02860).

P.5028 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.5029 CHAIR'S ANNOUNCEMENTS

There were no Chair's announcements.

P.5030 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 2ND April 2024 FOR SIGNING BY THE CHAIR

P.5030.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 2nd April 2024 were received, approved, and signed by the Chair

Proposed by Councillor Z Fox

Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.5031 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.5032 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.5032.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Applications 23-24/150 (PA24/02212), 23-24/151 (PA24/02331), 23-24/152 (PA24/02243), 23-24/156 (PA24/02710), 23-24/159 (PA24/02788), 23-24/160 (PA24/02888), 23-24/161 (PA24/01891), and 23-24/163 (PA24/02938)

Proposed by Councillor Z Fox

Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

The Chair took agenda items 9 and 10 together.

P.5033 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

A member of the public spoke on Planning Application 23-24/157 (PA24/02596). The Chair took this application first.

A second member of the public spoke on Planning Application 23-24/162 (PA24/02935). The Chair took this application second.

Due to pecuniary interests in application 23-24/158 (PA24/02860) Councillor Godolphin left the room at 18.58 and returned at 19.02.

P.5033.2 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/157 (PA24/02596), as it would harm the universal value of the World Heritage site and greenfield location and is contrary to Policy 24 of Cornwall Local Plan**

Proposed by Councillor L McDonald
Seconded by Councillor Z Fox

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

P.5033.3 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Application 23-24/162 (PA24/02935), but wanted to express their concern at the loss of the public footpath**

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

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

P.5033.4 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 23-24/153 (PA24/02406), but also noted there was an enforcement previously and questioned whether this was within a statutory period**

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.5033.5 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 23-24/154 (PA24/02428) subject to a Highways impact assessment, and a construction management plan to assess the impact on neighbouring properties during the works, especially No. 51**

Proposed by Councillor P Mills
Seconded by Councillor D Atherfold

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

P.5033.6 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/158 (PA24/02860) as this should have been a Retrospective Planning Application as some of the**

work had already commenced, there was a lack of grey water management, and over development due to the size of the garage, which would impact neighbours

Proposed by Councillor J Ball
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously by those entitled to vote.

P.5034 TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

P.5034.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/164 (PA24/03061) because the tree numbers had been removed from 47-30, the play area for children had been removed and it was unclear what footpath changes were proposed or if it is going to be tarmacked

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.5034.3 RESOLVED: that Camborne Town Council respond to Cornwall Council that is had no objection to Planning Application 23-24/165 (PA23/09861)

Proposed by Councillor L McDonald
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.5034.4 RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/166 (PA24/02880) as it did not meet minimum space standards

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.5035 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: **23-24/131**
CC Number: PA23/09264
Development: Siting of two holiday pods and associated works
Location: Land East Of The Yard, Polstrong, Camborne, TR14 0QA
Grid Ref: 162972/39803
Sent To: Councillor P Mills

Comment Submission Date: 07.03.24

Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 23-24/131 (PA23/09264)

Comm Decision: Agree with planning officer.

TC Number: **23-24/092**

CC Number: PA23/06168

Development: Construction of a new dwelling.

Location: Land Adj to 20 Trevu Road, Camborne

Grid Ref: 165026/39530

Sent To: Councillor L McDonald

Comment Submission Date: 06.12.23

Comm Decision: "Camborne Town Council has concerns regarding the mature trees covered by a Tree Protection Order at the site; and if Cornwall Council were minded to approve this application the Town Council request that a full Tree Survey be conducted, and an Arboriculture Method Statement be produced."

Comm Decision: Agree with planning officer.

P.5035.2

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 Z Fox

Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.5036

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: PA24/02636

Proposal: Works to trees in a Conservation Area for Leylandii (T1) - reduce in height by approximately 3-4ft (please see accompanying photo). Leylandii (T2) - reduce in height by approximately 3-4ft

Location: 11 Fore Street, Camborne, TR14 8AY

P.5036.2

RESOLVED: that the Planning Application from Cornwall Council for works which Cornwall Council will decide under delegated authority, was received

Proposed by Councillor Z Fox

Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.5037

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

There were no such applications.

P.5038 TO RECEIVE A MOTION FROM COUNCILLOR ATHERFOLD REGARDING TREE WORK UNDERTAKEN AT NUMBERS 22, 24 AND 26 PENTALEK ROAD CAMBORNE, AND AGREE ACTION

P.5038.2 RESOLVED: that the motion from Councillor Atherfold regarding tree work undertaken at numbers 22, 24 and 26 Pentalek Road Camborne was received, and that the tree officer be contacted to request an update on the tree work being undertaken and whether enforcement action is appropriate

Proposed by Councillor D Atherfold
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.5039 TO RECEIVE CIL NEIGHBOURHOOD PARISH PAYMENTS SUMMARY AND GUIDANCE, AND AGREE ACTION

P.5039.2 RESOLVED: that the CIL Neighbourhood Parish Summary and Guidance was received

Proposed by Z Fox
Seconded by J Ball

On a vote being taken the matter was approved unanimously.

There being no further business the Chair closed the meeting at 19.12pm.

Appendix 1

TC Number: **23-24/150**
CC Number: PA24/02212
Development: Proposed single storey rear extension to replace existing single storey rear extension. [Retrospective]
Location: 24 Edward Street, Tuckingmill, Camborne
Grid Ref: 165750/40909
Comment Submission Date: 08.05.24
Comm decision: No objection

TC Number: **23-24/151**
CC Number: PA24/02331
Development: Application for discharge of a planning obligation to be able to sell in the future.
Location: Flat 14, Pendarves House, Vyvyans Court, Tuckingmill, Camborne
Grid Ref: 165483/41033
Comment Submission Date: 08.05.24
Comm decision: No objection.

TC Number: **23-24/152**
CC Number: PA24/02243
Development: Construction of single storey extension
Location: 33 Higher Penponds Road, Higher Penponds, Camborne
Grid Ref: 163747/38923

Comment Submission Date: 08.05.24
Comm decision: No objection.

TC Number: **23-24/156**
CC Number: PA24/02710
Development: Retrospective Change of Use from C3 to sui generis (HMO)
Location: 81 Pendarves Street, Tuckingmill, Camborne
Grid Ref: 165908/40978
Comment Submission Date: 08.05.24
Comm decision: No objection.

TC Number: **23-24/159**
CC Number: PA24/02788
Development: New domestic garage to rear of dwelling
Location: 89 Roskear Road, Camborne, TR14 8BX
Grid Ref: 165376/40539
Comment Submission Date: 08.05.24
Comm decision: No objection.

TC Number: **23-24/160**
CC Number: PA24/02888
Development: Works to a tree subject to a Tree Preservation Order for Holm Oak (T1) – reduce by 1-2m. Tree currently overhanging neighbour's property (please see accompanying photo).
Location: 37 Pendarves Road, Camborne, TR14 7QJ
Grid Ref: 164311/39407
Comment Submission Date: 08.05.24
Comm decision: No objection.

TC Number: **23-24/161**
CC Number: PA24/01891
Development: Conversion of a three-storey retail unit into three self-contained two-bedroom flats with no changes to external elevations proposed.
Location: 3 Commercial Street, Camborne, TR14 8JZ
Grid Ref: 164595/39999
Comment Submission Date: 08.05.24
Comm Decision: No objection.

TC Number: **23-24/163**
CC Number: PA24/02938
Development: Application for Permission in Principle for the construction of one dwelling (minimum of 1; maximum of 1).
Location: The Barn, New Road, Barripper, Camborne
Grid Ref: 163402/38282
Comment Submission Date: 08.05.24
Comm Decision: No objection.

Appendix 2

TC Number: **23-24/153**
CC Number: PA24/02406
Development: Certificate of Lawfulness for the Existing use of dwellinghouse and use of land as incidental and ancillary curtilage
Location: Longmeadows, Mill Road, Penponds, Camborne
Grid Ref: 163343/38745
Sent to: Councillor Z Fox
Comment Submission Date: 08.05.24

Comm Decision: Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/153 (PA24/02406), but also notes there was an enforcement previously, and questions whether this was within a statutory period.

TC Number: **23-24/154**
CC Number: PA24/02428
Development: Demolition of rear single-storey extension, change of use to three Class C3(a) residential dwellings/apartments and one class C4 small house of multiple occupation (HMO) with associated internal alterations, minor fenestration alterations and erection of bike store.

Location: The Liberal Hall, Vyvyan Street, Camborne

Grid Ref: 164891/40180

Sent to: Councillor P Mills

Comment Submission Date: 08.05.24

Comm Decision: Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/154 (PA24/02428) subject to a Highways impact assessment, and a construction management plan to assess the impact on neighbouring properties during the works, especially No. 51.

~~TC Number: 23-24/155~~ **APPLICATION RETURNED**

~~CC Number: PA24/02486~~

~~Development: Demolition of Existing Barn (Previously Approved) PA20/10852 Comprising of Three Dwellings) and construction of replacement Granite Barn Complex with three dwellings and associated works without Condition 2 of decision Notice PA21/08362, dated 30th January 2022.~~

~~Location: Bolenowe Farm, Bolenowe, Troon, Camborne~~

~~Grid Ref: 167188/38008~~

~~Comment submission date: 03.05.24~~

~~Allocated to: Cllr D Atherfold~~

TC Number: **23-24/157**
CC Number: PA24/02596
Development: Use of site as caravan park and construction of ablutions block

Location: Stack View, Lower Condurrow, Condurrow, Camborne

Grid Ref: 166744/39151

Sent to: Councillor L McDonald

Comment Submission Date: 08.05.24

Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/157 (PA24/02596), as it would harm the universal value of the World Heritage site and greenfield location and is contrary to Policy 24 of Cornwall Local Plan.

TC Number: **23-24/158**

CC Number: PA24/02860

Development: Demolition of Mundic rear extension. Construction of replacement extension and new detached garage to rear of dwelling.

Location: 15 Carnarthen Street, Camborne, TR14 8UW

Grid Ref: 165170/39917

Sent to: Councillor J Ball

Comment Submission Date: 08.05.24

Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/158

(PA24/02860) as this should have been a Retrospective Planning Application as some of the work has already commenced, there is a lack of grey water management, and over development due to the size of the garage, which would impact neighbours.

TC Number: **23-24/162**
CC Number: PA24/02935
Development: Full planning permission for 23 dwellings, including affordable housing, landscape, access and associated infrastructure. without compliance of condition 2 of decision PA19/02687 dated 11/03/2021.
Location: Land off Tregenna Lane, Camborne
Grid Ref: 164107 / 39575
Sent to: Councillor C Godolphin
Comment Submission Date: 08.05.24
Comm Decision: Camborne Town Council respond to Cornwall Council that it has no objection to Application 23-24/162 (PA24/02935) but want to express their concern at the loss of the public footpath.

Agenda 11

TC Number: **23-24/164**
CC Number: PA24/03061
Development: Non-material amendment to decision PA21/05214 dated 30.03.2023 to change tree locations, move pump station 1m to the north, additional footpaths and amendments to Plots 3, 6-9, 12 and 20.
Location: Land At Laity Road, Troon, Camborne, TR14 9EL
Comment Submission Date: 08.05.24
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/164 (PA24/03061) because the tree numbers have been removed from 47-30, the play area for children has been removed and it is unclear what footpath changes are proposed, or if it is going to be tarmacked.

TC Number: **23-24/165**
CC Number: PA23/09861
Development: Erection of a single detached dwelling house (revision to previous application PA19/09013 dated 09.12.2019).
Location: Land South of 20 Cadogan Road, Camborne, TR14 7RX
Comment Submission Date: 08.05.24
Comm Decision: No objection.

TC Number: **23-24/166**
CC Number: PA24/02880
Development: To convert an existing dwelling into 3 flats.
Location: 36 Cross Street, Camborne, TR14 8EX
Comment Submission Date: 08.05.24
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/166 (PA24/02880) as it did not meet minimum space standards.

SIGNED BY THE CHAIR.....

DATE

