

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 9th July 2024 at 6.30pm

PRESENT:

Councillor J Ball	Chair
Councillor C Godolphin	Vice Chair
Councillor D Atherfold	
Councillor N Heather	
Councillor L McDonald	
Councillor P Mills	
Councillor J Morgan	Ex-Officio
Councillor R Weatherburn	

IN ATTENDANCE:

Melanie Negus, Administrative Support Officer; Lara Barbier, Administrative Assistant; and one member of the public.

P.5057 MEETING PROCEDURES

The Chair explained the safety procedures to all present.

P.5058 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.5058.2 RESOLVED: that the apologies from Councillors Fox and Weedon for non-attendance of the meeting of the Planning & Development Committee held on the 9th July 2024 were received

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.5059 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 Weatherburn declared an interest in Agenda item 8, 24-25/018 (PA24/03362).

P.5060 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.5061 CHAIR'S ANNOUNCEMENTS

The Chair had attended the Biodiversity Net Gain (BNG) CALC Meeting on zoom. He would go into detail of the changes at Full Council, to make all Councillors aware of the changes which could be far-reaching, beyond the Planning Committee.

P.5062 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 4TH JUNE 2024 FOR SIGNING BY THE CHAIR

P.5062.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 4th June 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 by those entitled to vote.

P.5063 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.5064 TO CONSIDER APPENDIX 1 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND DEALT WITH UNDER THE DELEGATED PROCEDURE IN ACCORDANCE WITH MINUTE P.3280.3

Having declared an interest in planning application 24-25/018 (PA24/03362), Councillor Weatherburn left the room at 18.34.

P.5064.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Applications 24-25/014 (PA24/03920), 24-25/015 (PA24/03310), and 24-25/018 (PA24/03362)

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

Councillor Weatherburn re-entered the meeting at 18.35.

The Chair took agenda items 9 and 10 together and brought forward planning application 24-25/020 (PA24/04550).

P.5065 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 24-25/020 (PA24/04550). He reported that the extension was to accommodate the growing family of the occupants. The extension would match the properties either side and represented sustainable development.

P.5065.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/020 (PA24/04550)

Proposed by Councillor D Atherfold
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

The member of public left the meeting at 18.40.

P.5065.3 RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 24-25/016 (PA24/04330) due to concerns regarding space standards, and it agreed with the comments of the Planning Officer

Proposed by Councillor C Godolphin
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.5065. 4 RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 24-25/017 (PA24/04470) due to the storm drainage run off onto the highway of Victoria Street, the inability of the drainage systems to cope with a 1 in 100 year critical event, plus the allowance of climate change. There is no room for a soak away on the site, and one set of plans say foul drainage will flow into Cross Street but there is no foul sewer in Cross Street

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.5065.4 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/021 (PA24/04799)

Proposed by Councillor L McDonald
Seconded by Councillor C Godolphin

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

P.5065.5 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/022 (PA24/04747); subject to the recommendations in the Bat and Bird Survey being adhered to

Proposed by Councillor P Mills
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.5066 TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **24-25/023**
CC Number: PA24/04908
Development: Application for Permission in Principle for the erection of up to two dwellings.
Location: Land North of 55 to 61 North Roskear Road, North Roskear Road, Tuckingmill, Camborne
Grid Ref: 165291/40892

TC Number: **24-25/024**
CC Number: PA24/04778
Development: Proposed Side Extension & Associated Works.
Location: 17 Trehane Road, Treswithian, Camborne
Grid Ref: 163711/40398

TC Number: **24-25/025**
CC Number: PA24/04822
Development: Conversion of shop to flat.
Location: The Cooker Shop, 66 Centenary St, Camborne
Grid Ref: 165159/40140

TC Number: **24-25/026**
CC Number: PA24/04929
Development: Non material amendment in relation to Decision Notice PA21/09823 dated 24/0423 - Change to approved External Surfaces finishes (to part of new highway along with private parking courts), layout of Street Parking and associated Landscaping.

External surface of central road (running west to east) changed to a shared surface during

discussions with Highways resulting in the need to change the surface finish of this area from tarmac to block paving. To continue the contrast between the central road and the two large parking courts, the parking courts surface finish has changed from block paving to tarmac.

Footpath / parking / soft landscaping immediately to west of Plot 30 altered to suit Highways requirements. This has resulted in Plot 30's parking space being relocated alongside the other Plot 30 parking space (i.e. to north of Plot 29). This has resulted in one of Plot 3's parking space being relocated across the road so next to its other parking space (i.e. to south of Plot 3). This has resulted in one of Plot 2's parking space being relocated so its next to Plot 1's parking spaces (i.e. at entrance to site). Visitor parking space added at request of Highways to north of Plot 22. The above has resulted in 3no trees needing to be relocated. The one at the site entrance (where Plot 2 parking space now is) has relocated south so is now a feature when driving towards the turning head near the pumping station. The tree immediately to the west of Plot 30 has moved very slightly towards Plot 30 so essentially in the same position. The inclusion of the visitor parking space to the north of Plot 22 has resulted in one tree being moved to the other side of the road and directly to the south of Plot 5. This maintains the number of trees along the central road but just spreads them out slightly.

Location: Land Off Polgine Lane, Troon, Camborne

TC Number: **24-25/027**

CC Number: PA24/04952

Development: Non material amendment in relation to Decision Notice PA21/09823 dated 24/04/23 - Inclusion of photovoltaic panels set within the roof make-up to all 30 Plots.

Location: Land Off Polgine Lane, Troon, Camborne

P.5066.2

RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 24-25/023 (PA24/04908) due to overdevelopment; there is no Land Contamination Report; it would have a negative ecological impact; and has access and egress issues

Proposed by Councillor P Mills

Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.5066.3 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/024 (PA24/04778)

Proposed by Councillor J Ball
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.5066.4 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/025 (PA24/04882)

Proposed by Councillor P Mills
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P. 5066.5 RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 24-25/026 (PA24/04929) as block paving for the road would be unsuitable for very heavy vehicle use

Proposed by Councillor J Morgan
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P. 5066.6 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/027 (PA24/04952)

Proposed by Councillor P Mills
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.5067 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: **23-24/161**
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
Grid Ref: 164595/39999
Comm submission date: 08.05.24
Comm Decision: No objection
Comm Decision: Agree to disagree

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
Comm 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."

Comm Decision: Agree with planning officer

P.5067.2 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 D Atherfold

On a vote being taken the matter was approved unanimously.

P.5068 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: PA24/04249
Proposal: Notification of works to Trees in a Conservation Area namely fell 4 Ash Trees T1, T2, T3 and T4.
Location: 20 South Terrace, Camborne

Application: PA24/04926
Proposal: Notification of works to a tree in a Conservation Area namely remove deadwood, prune canopy to points highlighted on photo T1 to one mature large Eucalyptus Gunnii (T1).
Location: 28 Basset Road, Camborne

Application: PA24/04295
Proposal: Notification of works to Trees in a Conservation Area namely removal of 6 Trees Tree 1 (T1)- Sycamore. Tree 2 (T2) Cherry Tree. Tree 3 (T3)- Leylandii Conifer. Tree 4 (T4)- Fir Tree/Conifer. Tree 5 - (T5) Fir Tree/Conifer. Tree 6 - (T6) Fir Tree/Conifer.

Location: 131 Trelowarren Street, Camborne

P.5068.2 **RESOLVED: that the Planning Applications PA24/04249, PA24/04926 and PA24/04295 from Cornwall Council for works which Cornwall Council would decide under delegated authority in accordance with P.3365.2, was received**

Proposed by Councillor J Ball
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.5069 **TO RECEIVE NOTIFICATIONS OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION**

Application: PA23/04960

Proposal: Demolition of existing fire damaged farmhouse and erection of 32 residential dwellings (including one replacement and 7 affordable) together with access, estate roads and landscaping/biodiversity net gain.

Location: Land At Church View Farm, Church View Road, Camborne

P.5069.2 **RESOLVED: that the notification of Planning Application PA23/04960 to be decided by Cornwall Council Planning Committee, was received**

Proposed by Councillor C Godolphin
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.5070 **TO RECEIVE THE RESPONSE FROM CORNWALL COUNCIL REGARDING ALLEGED WORKS BEING CARRIED OUT TO TREES COVERED BY A TPO AT 24/26 PENTALEK ROAD, CAMBORNE, TR14 7RQ**

P.5070.2 **RESOLVED: that the response from Cornwall Council regarding alleged works being carried out to trees covered by a TPO at 24/26 Pentalek Road, Camborne, TR14 7RQ, was received**

Proposed by Councillor D Atherfold
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.5071 **TO RECEIVE AN APPEAL DECISION FOR PA23/05904 – LAND ADJ 37 TROON MOOR, CAMBORNE**

P.5071.2 **RESOLVED: that an Appeal Decision for PA23/05904 – Land adj 37 Troon Moor, Camborne, was received**

Proposed by Councillor C Godolphin
Seconded by Councillor N Heather

On a vote being taken the matter was approved unanimously.

P.5072 **TO RECEIVE AN APPEAL NOTIFICATION FOR PA23/06540 – LAND NORTH EAST OF THE COACH HOUSE, PENDARVES, CAMBORNE**

P.5072.2 **RESOLVED: that an Appeal Notification for PA23/06540 – Land North East of The Coach House, Pendarves, Camborne, was received**

Proposed by Councillor C Godolphin
Seconded by Councillor R Weatherburn

On a vote being taken the matter was approved unanimously.

P.5073 **TO RECEIVE A REQUEST TO AMEND UNILATERAL UNDERTAKING AT TREGENNA LANE, CAMBORNE, AND AGREE ACTION**

P.5073.2 **RESOLVED: that a request to amend Unilateral Undertaking at Tregenna Lane, Camborne, was received**

Proposed by Councillor J Ball
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.5074 **TO RECEIVE A DRAFT GAMBLING POLICY FOR CONSULTATION, AND AGREE ACTION.**

Councillors had no comments on the Gambling Policy.

P.5074.2 **RESOLVED: that a draft Gambling Policy for consultation, was received**

Proposed by Councillor J Ball
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 19.13.

APPENDIX 1

TC Number: **24-25/014**
CC Number: PA24/03920
Development: Works to trees subject to a Tree Preservation Order (TPO): 6x Semi Mature Sycamore Stems (G1) – Sectionally dismantle fell &

remove to leave coppice stools approx. 0.5m above ground level.
1x Early Mature Sycamore (T2) – Crown lift secondary & sub
lateral branch growth only, to provide a clearance of approximately
6.0 meters between ground level and foliage.

Location: Rosevean Villa, Rosevean Avenue, Camborne
Grid Ref: 165004/40351
Comm submission date: 10.07.24
Comm Decision: No objection.

TC Number: **24-25/015**
CC Number: PA24/03310
Development: Construction of Previously Approved Dwelling (Plot 1 –
PA21/08362) and Retention of Incidental Building and Associated
Works.

Location: Bolenowe Farm, Bolenowe, Troon, Camborne
Grid Ref: 167188/38008
Comm submission date: 10.07.24
Comm Decision: No objection.

TC Number: **24-25/018**
CC Number: PA24/03362
Development: Construction of a new external tarmac path, handrail and drop
kerb to use as ramped access into school from car park.

Location: St John's Roman Catholic School, Trevu Road, Camborne
Grid Ref: 165020/39659
Comm submission date: 10.07.24
Comm Decision: No objection.

APPENDIX 2

TC Number: **24-25/016**
CC Number: PA24/04330
Development: To convert an existing dwelling into 3 flats.
Location: 36-36A Cross Street, Camborne, TR14 8EX
Grid Ref: 164693/39913
Comm submission date: 10.07.24
Sent to: Councillor C Godolphin
Comm Decision: Camborne Town Council respond to Cornwall Council that it
recommends refusal of Planning Application 24-25/016
(PA24/04330) due to concerns regarding space standards, and it
agreed with the comments of the Planning Officer

TC Number: **24-25/017**
CC Number: PA24/04470
Development: Conversion of existing offices (A2) into 2 dwellings. Without
compliance of condition 2 decision notice PA23/05196 dated
11.10.2023.
Location: Howell Hylton Solicitors, 24 Cross Street, Camborne
Grid Ref: 164744/39889
Comm submission date: 10.07.24
Sent to: Councillor J Ball
Comm Decision: Camborne Town Council respond to Cornwall Council that it
recommends refusal of Planning Application 24-25/017
(PA24/04470) due to the storm drainage run off onto the highway
of Victoria Street, the inability of the drainage systems to cope
with a 1 in 100 year critical event, plus the allowance of climate
change. There is no room for a soak away on the site, and one set

of plans say foul drainage will flow into Cross Street but there is no foul sewer in Cross Street.

TC Number: **24-25/019**
CC Number: PA24/03522
Development: Reserved matters application for access, appearance, landscaping, layout and scale following outline permission PA22/11292 for recreation and leisure use upgrades to Park Gerry.
Location: Park Gerry Playing Field, Park Road, Camborne
Applicant: Camborne Town Council
Grid Ref: 165290/40655
Comment submission date: 19.07.24
Sent to: Cllr Fox
Application invalidated by Cornwall Council.

TC Number: **24-25/020**
CC Number: PA24/04550
Development: Construction of First Floor Extension & Associated Works.
Location: 20 East Charles Street, Camborne, TR14 8JF
Grid Ref: 165004/39828
Comm submission date: 19.07.24
Sent to: Councillor D Atherfold
Comm Decision: No objection.

TC Number: **24-25/021**
CC Number: PA24/04799
Development: 'Erection of a dwelling' without compliance of condition 2 of decision PA22/03637 dated 01/03/2023.
Location: Land Adj to 31 Cranfield Road, Camborne
Grid Ref: 163943/39993
Comm submission date: 19.07.24
Sent to: Councillor L McDonald
Comm Decision: No objection.

TC Number: **24-25/022**
CC Number: PA24/04747
Development: Proposed single storey extension, and first floor extension with new roof structure.
Location: The Count House, Higher Condurrow, Condurrow, Camborne
Grid Ref: 166072/39351
Comm submission date: 22.07.24
Sent to: Councillor P Mills
Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/022 (PA24/04747); subject to the recommendations in the Bat and Bird Survey being adhered to.

Agenda 11

TC Number: **24-25/023**
CC Number: PA24/04908
Development: Application for Permission in Principle for the erection of up to two dwellings.
Location: Land North of 55 to 61 North Roskear Road, North Roskear Road,

Tuckingmill, Camborne
Grid Ref: 165291/40892
Comm submission date: 19.07.24
Comm Decision: Camborne Town Council respond to Cornwall Council that recommend refusal of Planning Application 24-25/023 (PA24/04908) due to; overdevelopment; there is no Land Contamination Report; it would have a negative ecological impact; and has access and egress issues.

TC Number: **24-25/024**
CC Number: PA24/04778
Development: Proposed Side Extension & Associated Works.
Location: 17 Trehane Road, Treswithian, Camborne
Grid Ref: 163711/40398
Comm Submission date: 23.07.24
Comm Decision: No objection.

TC Number: **24-25/025**
CC Number: PA24/04822
Development: Conversion of shop to flat.
Location: The Cooker Shop, 66 Centenary Street, Camborne
Grid Ref: 165159/40140
Comm submission date: 26.07.24
Comm Decision: No objection.

TC Number: **24-25/026**
CC Number: PA24/04929
Development: Non material amendment in relation to Decision Notice PA21/09823 dated 24/0423 - Change to approved External Surfaces finishes (to part of new highway along with private parking courts), layout of Street Parking and associated Landscaping.

External surface of central road (running west to east) changed to a shared surface during discussions with Highways resulting in the need to change the surface finish of this area from tarmac to block paving. To continue the contrast between the central road and the two large parking courts, the parking courts surface finish has changed from block paving to tarmac.

Footpath / parking / soft landscaping immediately to west of Plot 30 altered to suit Highways requirements. This has resulted in Plot 30's parking space being relocated alongside the other Plot 30 parking space (i.e. to north of Plot 29). This has resulted in one of Plot 3's parking space being relocated across the road so next to its other parking space (i.e. to south of Plot 3). This has resulted in one of Plot 2's parking space being relocated so its next to Plot 1's parking spaces (i.e. at entrance to site). Visitor parking space added at request of Highways to north of Plot 22. The above has resulted in 3no trees needing to be relocated. The one at the site entrance (where Plot 2 parking space now is) has relocated south so is now a feature when driving towards the turning head near the pumping station. The tree immediately to the west of Plot 30 has moved very slightly towards Plot 30 so essentially in the same position. The inclusion of the visitor parking space to the

north of Plot 22 has resulted in one tree being moved to the other side of the road and directly to the south of Plot 5. This maintains the number of trees along the central road but just spreads them out slightly.

Location: Land Off Polgine Lane, Troon, Camborne
Applicant C/O Agent LiveWest Homes Ltd
Comm submission date: 19.07.24
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 24-25/026 (PA24/04929) as block paving for the road would be unsuitable for very heavy vehicle use.

TC Number: **24-25/027**
CC Number: PA24/04952
Development: Non material amendment in relation to Decision Notice PA21/09823 dated 24/04/23 - Inclusion of photovoltaic panels set within the roof make-up to all 30 Plots.
Location: Land Off Polgine Lane, Troon, Camborne TR14 9DY
Comm submission Date: 23.07.24
Comm Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE

