

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 11TH DECEMBER 2018**

MINUTES of the meeting of the Planning & Development Committee of Camborne Town Council held in the Council Chamber, The Passmore Edwards Building, The Cross, Cross Street, Camborne on Tuesday 11th December 2018 at 6.30 pm.

PRESENT Councillor C Godolphin Chairman
Councillor J P Collins
Councillor Mrs Dalley
Councillor Ms Fox
Councillor V Kelynack
Councillor R Marshall
Councillor J Morgan Vice Chairman

In Attendance: Melanie Negus, Administrative Assistant; and four members of the public.

The Chairman explained the safety procedures to all present.

P.4045 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4045.2 RESOLVED: that the apologies from Councillors L Lemon and Wilkins for non-attendance of the meeting of the Planning and Development Committee held on 11th December 2018 were received

Proposed by Councillor Collins
Seconded by Councillor R Marshall

On a vote being taken the matter was approved unanimously.

P.4046 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 declarations of interests.

P.4047 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4048 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members that an unnecessary amount of planning applications had been placed on Appendix 2, many were very obviously Appendix 1 applications, he asked that members go on the Cornwall Council Planning Portal and carefully check the information provided, before requesting that applications be put on Appendix 2.

P.4049 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 20TH NOVEMBER 2018 AND THE CHAIRMAN TO SIGN THEM

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 11TH DECEMBER 2018**

- P.4049.2 RESOLVED:** that the minutes of the meeting of the Planning and Development Committee held on 20th November 2018 were received, approved, and signed by the Chairman

Proposed by Councillor Godolphin
Seconded by Councillor Mrs Dalley

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

- P.4050 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

- P.4051 TO CONSIDER APPENDIX 1 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND DEALT WITH UNDER THE DELEGATED PROCEDURE IN ACCORDANCE WITH MINUTE P.3280.3**

The Committee considered the recommendations of the Chairman and Vice Chairman for Appendix 1 applications and it was duly proposed and seconded that Cornwall Council be advised accordingly.

- P.4051.2 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 18/168 (PA18/10552), 18/172 (PA18/11156) & 18/173 (PA18/10500)

Proposed by Councillor Godolphin
Seconded by Councillor R Marshall

On a vote being taken the matter was approved unanimously.

A member of the public entered the meeting at 6.40 pm.

The Chairman took the next two agenda items together to allow public speaking as there was a member of the public present wishing to speak.

- P.4052 PUBLIC PARTICIPATION (SUBJECT TO STANDING ORDER 90 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). AND TO CONSIDER PLANNING APPLICATIONS RECEIVED BY THE CLERK TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL**

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 11TH DECEMBER 2018**

The Committee considered Appendix 2 planning applications received from Cornwall Council and it was duly proposed and seconded that Cornwall Council be advised accordingly.

The Chairman brought forward planning application 18/176 as there was a member of the public present with an interest in it.

- P.4052.2 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/176 (PA18/10982); subject to the the Planning Officer's comments relating to the roof, being enacted**

Proposed by Councillor Collins
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

Two members of the public left the meeting at 6.47 pm.

A member of the public spoke in support of planning applications 18/165 and 18/161 giving Councillors a brief history on the site.

A member of the public entered the meeting at 6.54 pm.

- P.4052.3 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/165 (PA18/09878)**

Proposed by Councillor R Marshall
Seconded by Councillor Ms Z Fox

On a vote being taken the matter was approved unanimously.

- P.4052.4 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection in principle to Planning Application 18/161 (PA18/09904); subject to approval from Highways; and the Planning Officer's comments relating to design being taken on board. The Town Council would like its concerns noted on highways safety regarding the access**

Proposed by Councillor Ms Fox
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 11TH DECEMBER 2018**

A member of the public left the meeting at 7.05 pm.

- P.4052.5 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 18/162 (PA18/10418), as there were no Environmental or Drainage reports provided. With the imminent closure of Pheonix Surgery, and the local School operating overcapacity, there was inadequate infrastructure in place to cope with the extra demand that this development would cause. There is a public footpath running through the proposed development which to the Town Council's knowledge has not been addressed. The social benefit from employment at the Nursing Home, as stated in the original application is no longer applicable, as the build of the Nursing Home is no longer going of ahead. Should Cornwall Council's Planning Department be minded to approve this application the Town Council request that an S106 agreement be applied to the development, for Open Spaces within the Parish of Camborne, Highways and Education**

Proposed by Councillor R Marshall
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

- P.4052.6 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 18/160 (PA18/10412); as it would be damaging to the historic environment, have a negative impact on the street scene, and would be the loss of an historic building**

Proposed by Councillor Ms Fox
Seconded by Councillor V Kelynack

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

- P.4052.7 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has deferred submitting comments on planning application 18/164 (PA18/108336) until a site visit by planning officers has been**

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 11TH DECEMBER 2018**

**conducted, and further information has
been received**

Proposed by Councillor V Kelynack
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.4052.8 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/166 (PA18/05432)

Proposed by Councillor V Kelynack
Seconded by Councillor R Marshall

On a vote being taken the matter was approved unanimously.

P.4052.9 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/167 (PA18/10825)

Proposed by Councillor R Marshall
Seconded by Councillor Ms Z Fox

On a vote being taken the matter was approved unanimously.

P.4052.10 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/169 (PA18/10938); subject to the Tree Officers approval

Proposed by Councillor Godolphin
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

P.4052.11 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/170 (PA18/09947)

Proposed by Councillor Collins
Seconded by Councillor Ms Z Fox

On a vote being taken the matter was approved unanimously.

Councillor Godolphin left the room at 8.02 pm and re-entered at 8.04 pm.
Councillor Morgan took the Chair in the Chairman's absence.

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 11TH DECEMBER 2018**

P.4052.12 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/178 (PA18/10589)**

Proposed by Councillor Morgan
Seconded by Councillor Ms Z Fox

On a vote being taken the matter was approved unanimously.

P.4052.13 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/171 (PA18/10969)**

Proposed by Councillor Mrs Dalley
Seconded by Councillor Ms Z Fox

On a vote being taken the matter was approved unanimously.

P.4052.14 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/174 (PA18/10979)**

Proposed by Councillor V Kelynack
Seconded by Councillor R Marshall

On a vote being taken the matter was approved unanimously.

P.4052.15 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/175 (PA18/10479)**

Proposed by Councillor Ms Fox
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

P.4052.16 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/177 (PA18/11278); subject to the Tree Officer's approval**

Proposed by Councillor Collins
Seconded by Councillor Ms Z Fox

On a vote being taken the matter was approved unanimously.

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 11TH DECEMBER 2018**

- P.4052.17 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/179 (PA18/11215)

Proposed by Councillor Godolphin
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

- P.4053 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**

There were no such applications.

- P.4054 TO RECEIVE A REPORT ON PLANNING APPLICATIONS REVIEWED BY THE CHAIRMAN AND VICE CHAIRMAN FOLLOWING ADDITIONAL INFORMATION RECEIVED FROM CORNWALL COUNCIL PLANNING OFFICERS IN ACCORDANCE WITH P.3280.4**

There were no such applications.

- P.4055 TO RECEIVE A REPORT FROM THE TOWN CLERK REGARDING THE PLANNING AND DEVELOPMENT COMMITTEE DRAFT REVENUE BUDGET 2019/2020 AND THREE-YEAR FINANCIAL PLAN**

- P.4055.2 RESOLVED:** that a report from the Town Clerk regarding the Planning and Development Committee draft revenue budget 2019/2020 and three-year financial plan was received

Proposed by Councillor Mrs Dalley
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

- P.4056 TO CONSIDER THE PLANNING AND DEVELOPMENT COMMITTEE DRAFT REVENUE BUDGET 2019/2020 AND THREE-YEAR FINANCIAL PLAN AND MAKE RECOMMENDATIONS TO THE FINANCE AND GENERAL PURPOSES COMMITTEE ACCORDINGLY**

- P.4056.2 RESOLVED:** the Planning and Development Committee draft revenue budget 2019/2020 and three-year financial plan was considered; and the recommendation to the Finance and General Purpose Committee was that

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 11TH DECEMBER 2018**

**any remaining funds as at 31st March 2019
be transferred to Consultation and
Community Engagement Earmarked
Reserves**

Proposed by Councillor Godolphin
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

**P.4057 TO RECEIVE AND NOTE CORRESPONDENCE FROM CORNWALL
ASSOCIATION OF LOCAL COUNCILS (CALC) REGARDING
NEIGHBOURHOOD PLANNING**

Councillor Collins felt that Cornwall Council voting, 'to not always have to
adhere to Neighbourhood Plans', was a poor decision.

**P.4057.2 RESOLVED: that correspondence from Cornwall
association of Local Councils (CALC)
regarding Neighbourhood Planning was
received**

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

**P.4058 TO RECEIVE CORRESPONDENCE FROM THE OPEN SPACES SOCIETY
REGARDING DEREGULATION OF COMMON LAND AND APPROVE ANY
APPROPRIATE ACTION**

**P.4058.2 RESOLVED: that correspondence from the Open
Spaces Society regarding deregulation of
common land was received; a donation of
£200 was approved; to be taken from the
Consultation and Community Engagement
revenue budget**

Proposed by Councillor Ms Fox
Seconded by Councillor Mrs Dalley

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

There being no further business the Chairman closed the meeting at 8.22 pm.

APPENDIX 1

TC Number: **18/168**
CC Number: PA18/10552
Development: Rear first floor extension to dwelling (Revised scheme of PA18/02941).
Location: 34 Carnarthen Street, Camborne, TR14 8UW

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 11TH DECEMBER 2018**

Grid Ref: 165216/39946
Date Considered: 11.12.18
Com Decision: No objection.

TC Number: **18/172**
CC Number: PA18/11156
Development: Rear ground floor extension.
Location: 9 St Martins Terrace, Camborne, TR14 9HW
Grid Ref: 164301/40479
Date Considered: 11.12.18
Com Decision: No objection.

TC Number: **18/173**
CC Number: PA18/10500
Development: T1. Beech – crown reduction
Location: Pendarves Residential Home, 25 Pendarves Road, Camborne, TR14 7QF
Grid Ref: 164402/39534
Date Considered: 11.12.18
Com Decision: No objection.

APPENDIX 2

TC Number: **18/160**
CC Number: PA18/10412
Development: Demolition of existing drill hall and re-provision of new Modular Cadet Facility
Location: 1 T A Houses, North Roskear Road, Tuckingmill, Camborne, TR14 8PU
Grid Ref: 165320/40789
Sent to: Councillor Ms Z Fox
Date Considered: 11.12.18
Com Decision: Recommended refusal as it would be damaging to the historic environment, have a negative impact on the street scene, and would be the loss of an historic building.

TC Number: **18/161**
CC Number: PA18/09904
Development: New build, residential development of three terraced dwellings.
Location: St Johns Ambulance South Terrace Camborne
Grid Ref: 164798/39743
Sent to: Councillor R Marshall
Date Considered: 11.12.18
Com Decision: No objection in principle; subject to approval from Highways, and the Planning Officer's comments relating to design being taken on board. The Town Councils requested that their concerns on highways safety regarding the access be noted.

TC Number: **18/162**
CC Number: PA18/10418
Development: Reserved matters application to construct 94 residential dwellings, including affordable homes, open space and associated infrastructure following the outline approval PA15/01794.

CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 11TH DECEMBER 2018

Location: Land off Tregenna Lane, Camborne, TR14 7QU
Grid Ref: 164116/39702
Sent to: Councillor J Morgan
Date Considered: 11.12.18
Com Decision: Recommended refusal as there were no Environmental or Drainage reports provided. With the imminent closing of Pheonix Surgery, and the local School operating overcapacity, there is inadequate infrastructure in place to cope with the extra demand that this development would cause. There is a public footpath running through the proposed development which to the Town Council's knowledge has not been addressed. The social benefit from employment at the Nursing Home, as stated in the original application is no longer applicable, as the build of the Nursing Home is no longer going of ahead. Should Cornwall Council's Planning Department be minded to approve this application the Town Council requested that an S106 agreement be applied to the development, for Open Spaces within the Parish of Camborne, Highways and Education

TC Number: **18/164**
CC Number: PA18/08336
Development: Retrospective planning approval for self-contained ancillary accommodation for the applicant's elderly parents.

Location: 17 Higher Penponds Road, Higher Penponds TR14 0QG
Grid Ref: 163662/39048
Sent to: Councillor V Kelynack
Date Considered: 11.12.18
Com Decision: Deferred submitting comments until a site visit by planning officers had been conducted, and further information had been received.

TC Number: **18/165**
CC Number: PA18/09878
Development: Conversion of former St John's Hall to provide 3no. residential units. Demolition of single storey flat roofed garage to provide parking area.
Location: St John's Ambulance Q Division, South Terrace, Camborne
Grid Ref: 164798/39743
Sent to: Councillor R Marshall
Date Considered: 11.12.18
Com Decision: No objection.

TC Number: **18/166**
CC Number: PA18/05432
Development: Formation of three dwellings
Location: Land Rear of St Michaels Mount, Fore Street Barripper, Camborne
Sent to: Councillor V Kelynack
Date Considered: 11.12.18
Com Decision: No objection.

TC Number: **18/167**
CC Number: PA18/10825

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 11TH DECEMBER 2018**

Development: Conversion of garage to living accommodation.
Location: Killivose House, Killivose, Camborne
Grid Ref: 164739/38725
Sent to: Councillor R Marshall
Date Considered: 11.12.18
Com Decision: No objection.

TC Number: **18/169**
CC Number: PA18/10938
Development: Tree works
Location: 19 Barlowena, Camborne, TR14 7RP
Grid Ref: 164959/39356
Sent to: Councillor L Lemon
Date Considered: 11.12.18
Com Decision: No objection; subject to the Tree Officer's approval.

TC Number: **18/170**
CC Number: PA18/09947
Development: Application for approval of reserved matters following outline approval – PA17/00401 except access to site from Newton Road.
Location: Land Rear of 20 Newton Road, Troon, Camborne
Grid Ref: 165910/38874
Sent to: Councillor J P Collins
Date Considered: 11.12.18
Com Decision: No objection.

TC Number: **18/171**
CC Number: PA18/10969
Development: Change of use from public conveniences (Sui Generis) to B8 (storage and distribution) Business premises.
Location: Public Conveniences, Rosewarne Car Park, Rosewarne Road, Camborne
Grid Ref: 164831/40222
Sent to: Councillor Mrs Dalley
Date Considered: 11.12.18
Com Decision: No objection.

TC Number: **18/174**
CC Number: PA18/10979
Development: Listed building consent application for Gas boiler replacement.
Location: The Old Manse, 25 Roskear, Camborne
Grid Ref: 165496/40616
Sent to: Councillor V Kelynack
Date Considered: 11.12.18
Com Decision: No objection.

TC Number: **18/175**
CC Number: PA18/10479
Development: Single storey utility and shower room extension.
Location: Petal Cottage, Bolenowe Lane, Troon, TR14 9HP
Grid Ref: 167117/38438

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 11TH DECEMBER 2018**

Sent to: Councillor J Morgan
Date Considered: 11.12.18
Com Decision: No objection.

TC Number: **18/176**
CC Number: PA18/10982
Development: Erection of dwelling with variation of condition 2 of decision PA17/09491 dated 06.09.18 to allow for amended plans
Location: New Acres, Bell Lake, Camborne, TR14 0JG
Grid Ref: 162610/42378
Sent to: Councillor J P Collins
Date Considered: 11.12.18
Com Decision: No objection subject to the the Planning Officer's comments relating to the roof being enacted.

TC Number: **18/177**
CC Number: PA18/11278
Development: Remove large deadwood from an Ash tree.
Prime back branches to line in photo T1.
T2 Sycamore- mature/medium, Ganoderma bracket fungus present risk of failure.
T3- remover lowest branches on Sycamore tree.
Location: Chy An Gwel, Boundervean Lane, Penponds, Camborne
Grid Ref: 163833/39526
Sent to: Councillor C Godolphin
Date Considered: 11.12.18
Com Decision: No objection, subject to the Tree Officer's approval.

TC Number: **18/178**
CC Number: PA18/10589
Development: Demolition of conservatory and provide enlarged replacement extension
Location: An Gew, 32 New Road, Troon, Cornwall
Sent to: Councillor J Morgan
Grid Ref: 166293/37755
Date Considered: 11.12.18
Com Decision: No objection.

TC Number: **18/179**
CC Number: PA18/11215
Development: First floor extension to side.
Location: 19A Trevu Road, Camborne, Cornwall, TR14 7AE
Grid Ref: 164992/39583
Sent to: Councillor C Godolphin
Date Considered: 11.12.18
Com Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE