

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 30TH OCTOBER 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 30th October 2018 at 6.30 pm.

PRESENT Councillor Godolphin Chairman
Councillor J P Collins
Councillor Mrs Dalley
Councillor Ms Fox
Councillor V Kelynack
Councillor L Lemon
Councillor R Marshall
Councillor D Wilkins (ex officio)

In Attendance: Amanda Mugford, Town Clerk; Melanie Negus, Administrative Assistant, and five members of the public

The Chairman explained the safety procedures to all present.

P.4022 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4022.2 RESOLVED: that the apologies from Councillors Morgan and Winter for non-attendance of the meeting of the Planning and Development Committee held on 30th October 2018 were received

Proposed by Councillor Mrs Dalley
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

P.4023 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.4024 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4025 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members of a card and collection for the Amenities & Projects Officer.

P.4026 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 9TH OCTOBER 2018 AND THE CHAIRMAN TO SIGN THEM

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- P.4026.2 RESOLVED:** **that the minutes of the meeting of the Planning and Development Committee held on 9th October 2018 were received, approved, and signed by the Chairman**

Proposed by Councillor Godolphin
Seconded by Councillor R Marshall

On a vote being taken the matter was approved unanimously.

P.4027 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

The Town Clerk shared information received regarding the proposed retail development at Treswithian: the comments submitted by the Planning Committee at the last meeting were not relative to the applications (PA18/07917 & PA18/08509). She had consulted with the Planning Committee Chairman, resulting in submitting to Cornwall Council that 'Camborne Town Council recommended refusal of the applications, as the Town Council objected to the development proposed for the site'. Furthermore, that permissions for signage were covered by separate legislation, which she would look into for future applications of this type.

P.4028 TO RECEIVE A PRESENTATION AND REQUEST FOR PRE-APPLICATION ADVICE FROM MR DAVID BOLTON REGARDING APPLICATION PA18/01226/PREAPP TO CONSTRUCT A BUNGALOW IN THE BACK GARDEN AT 1 BEKELEGE DRIVE, BEACON, CAMBORNE

Mr Bolton informed members that he was attending the meeting on the advice of Cornwall Council Planning Officer Paul Kew-Jones, to answer any questions or receive advice from the planning committee on application PA18/01226/Preapp.

- P.4028.2 RESOLVED:** **that a presentation and request for pre-application advice from Mr David Bolton regarding application PA18/01226/PREAPP to construct a bungalow in the back garden at 1 Bekelege Drive, Beacon, Camborne, was received**

Proposed by Councillor Godolphin
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

Mr Bolton left the meeting.

P.4029 TO CONSIDER APPENDIX 1 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND DEALT WITH UNDER THE DELEGATED PROCEDURE IN ACCORDANCE WITH MINUTE P.3280.3

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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.4029.2 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 18/142 (PA18/09080), 18/144 (PA18/08893), and 18/146 (PA18/09308)**

Proposed by Councillor Godolphin
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

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

P.4030 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

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 applications 18/145 and 18/149.

P.4030.2 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/145 (PA18/08336), subject to the boxing in of the services**

Proposed by Councillor Ms Fox
Seconded by Councillor L Lemon

On a vote being taken the matter was approved unanimously.

Two members of the public left the meeting.

A member of the public spoke on planning application 18/149 (PA18/09429).

He had no objection in principle to the application but asked if the access could be moved from his land to the applicant's land, as it was feasible.

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Members informed him that this was a civil matter, and they advised that he put his request in writing to the Cornwall Council's Planning Department.

- P.4030.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/149 (PA18/09429)**

Proposed by Councillor Mrs Dalley
Seconded by Councillor V Kelynack

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

Two members of the public left the meeting.

- P.4030.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/140 (PA18/09140)**

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

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

- P.4030.5 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/141 (PA18/08996)**

Proposed by Councillor Collins
Seconded by Councillor L Lemon

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

Councillor L Lemon left the room at 7.05pm and re-entered at 7.08pm.

- P.4030.6 RESOLVED: to recommend that Cornwall Council refuses Planning Application 18/143 (PA18/09007) due to inaccuracies in the Justification statement on the application, claiming, 'that a precedent had been set in that a property West of the site had been granted planning permission and built a Dorma Bungalow'. This was not the case. Furthermore, that in this Conservation Area dorma buildings were not permitted**

Proposed by Councillor R Marshall
Seconded by Councillor Collins

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On a vote being taken the matter was approved unanimously.

- P.4030.7 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/147 (PA18/03635)**

Proposed by Councillor L Lemon
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

- P.4030.8 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/148 (PA18/09624); subject to the Tree Officer's recommendations being adhered to**

Proposed by Councillor V Kleynack
Seconded by Councillor Ms fox

On a vote being taken the matter was approved unanimously.

- P.4030.9 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/150 (PA18/09478)**

Proposed by Councillor Godolphin
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

- P.4031 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**

i) Planning Application PA18/08724, Proposed first floor extension and reinstatement of existing garage door opening, 44 Vyvyan Street Camborne

- P.4031.2 RESOLVED:** **that a report on a planning application reviewed by the Chairman following additional information received from Cornwall Council Planning Officers in accordance with P.3280.4; PA18/08724, Proposed first floor extension and reinstatement of existing garage door opening, 44 Vyvyan Street Camborne, was received. The comment submission**

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to Cornwall Council was to agree with Planning Officers amendment, 'We cannot at this time support without a report from the Tree Officer, however should he support the works at a later date we would have no objection'

Proposed by Councillor Ms Fox
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

P.4032 TO RECEIVE THE CORNWALL COUNCIL HOUSING SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION DRAFT AND AGREE ANY RESPONSE

P.4032.2 RESOLVED: that the Cornwall Council Housing Supplementary Planning Document Consultation Draft, was received

Proposed by Councillor Godolphin
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.4033 TO RECEIVE CORRESPONDENCE FROM CRANTOCK PARISH COUNCIL AND THE CORNWALL ASSOCIATION OF LOCAL COUNCILS (CALC) REGARDING A JUDICIAL REVIEW AND AGREE ANY APPROPRIATE ACTION

P.4033.2 RESOLVED: that correspondence from Crantock Parish Council and the Cornwall association of Local Councils (CALC) regarding a Judicial Review, was received; and that no action be taken by the Town Council

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.4034 TO RECEIVE AND NOTE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING A PUBLIC MEETING ON 12TH NOVEMBER CONCERNING PLANNING APPLICATIONS:

PA18/06111 Proposed mixed use development comprising three A1 retail (food and non-food) units and petrol filling station (including A1/A3 uses); associated parking, access and landscaping arrangements -Land to the North of Roseworthy Hill, Camborne; PA18/06112 Proposed coffee shop with drive thru (to be developed alongside the wider mixed use retail and petrol

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filling station development) associated parking access and landscaping arrangements – Land to the North of Roseworthy Hill, Camborne.

- P.4034.2 RESOLVED:** that correspondence from Cornwall Council regarding a Public Meeting on 12th November concerning planning applications: PA18/06111 Proposed mixed use development comprising three A1 retail (food and non-food) units and petrol filling station (including A1/A3 uses); associated parking, access and landscaping arrangements -Land to the North of Roseworthy Hill, Camborne; PA18/06112 Proposed coffee shop with drive thru (to be developed alongside the wider mixed use retail and petrol filling station development) associated parking access and landscaping arrangements – Land to the North of Roseworthy Hill, Camborne, was received

Proposed by Councillor R Marshall
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

- P.4035 TO RECEIVE AND NOTE CORRESPONDENCE FROM NETWORK RAIL REGARDING CLOSURE OF CAMBORNE LEVEL CROSSING ON 28TH AND 29TH OCTOBER AND THE DIVERSION ROUTE IN PLACE**

- P.4035.2 RESOLVED:** that correspondence from Network Rail regarding closure of Camborne level crossing on 28th and 29th October and the diversion route in place, was received

Proposed by Councillor Godolphin
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.33 pm.

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APPENDIX 1

TC Number: **18/142**
CC Number: PA18/09080
Development: Lawful development certificate for an existing residential use on the first and second floors.
Location: First & second floor flat, 3 Trelowarren Street, Camborne, TR14 8AD
Grid Ref: 164735/40120
Date Considered: 30.10.18
Com Decision: No objection.

TC Number: **18/144**
CC Number: PA18/08893
Development: Replacement of walls in single storey extension to rear identified as mundic, repair/replacement of flat roof section as required. New windows (2) and door.
Location: 25 Centenary Street, Camborne, TR14 8HP
Grid Ref: 165094/40057
Date Considered: 30.10.18
Com Decision: No objection.

TC Number: **18/146**
CC Number: PA18/09308
Development: Non-material amendment (no. 2), for change of external finish on plots nos. 53,69,89,90, 91 and 92 from facing brick to natural stone to (PA08/00610/FM) Erection of 270 dwellings (comprising houses and flats, including affordable housing provision), 319 square metres of Class B1 workshops (community use if requires), 278 square metres of Class A retail units together with the provision of associated access, car parking, public open space, landscaping works (including noise attenuation bund), infrastructure and ancillary development works.
Location: Hinderly Shaft site, Boiler Works Road, North Roskear, Camborne, TR14 0AF
Date Considered: 30.10.18
Com Decision: No objection.

Appendix 2

TC Number: **18/140**
CC Number: PA18/09140
Development: Demolition of part existing building and erection of 6 houses and conversion of part to a flat.
Location: Royal British Legion, Gurneys Lane, Camborne
Grid Ref: 164668/40038
Sent To: Councillor J P Collins
Date Considered: 20.10.18
Com Decision: No objection.

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TC Number: **18/141**
CC Number: PA18/08996
Development: Outline planning permission with all matters reserved:
Proposed construction of 2 dwellings.
Location: Land adj to Five Trees Merry Meeting, Roseworthy, Camborne
Grid Ref: 161959/39866
Sent To: Councillor G Winter
Date Considered: 30.10.18
Com Decision: No objection.

TC Number: **18/143**
CC Number: PA18/09007
Development: Erection of new dwelling with integral garage.
Location: Bosula, Tregurthen Road, Camborne, TR14 7DZ
Grid Ref: 164433/39789
Sent To: Councillor R Marshall
Date Considered: 30.10.18
Com Decision: Recommended refusal of Planning Application 18/143
(PA18/09007) due to inaccuracies in the Justification
statement on the application, 'that a precedent had been set in
that a property West of the site had been granted planning
permission and built a Dorma Bungalow'. This was not the
case. Furthermore that in this Conservation Area dorma
buildings were not permitted.

TC Number: **18/145**
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 Ms Z Fox
Date Considered: 30.10.18
Com Decision: No objection subject to the boxing in of the services.

TC Number: **18/147**
CC Number: PA18/03635
Development: Retention and completion of building for use as a dwelling.
Location: 40A Tolcarne Street, Camborne, TR14 8JH
Sent To: Councillor L Lemon
Date Considered: 30.10.18
Com Decision: No objection.

TC Number: **18/148**
CC Number: PA18/09624
Development: Various tree works.
Location: Holman House, Holman Park, Camborne
Grid Ref: 164831/40413
Sent To: Councillor V Kelynack
Date Considered: 30.10.18

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Com Decision: No objection subject to the Tree Officer's recommendations being adhered to.

TC Number: **18/149**
CC Number: PA18/09429
Development: Demolition of garage and erection of single storey dwelling.
Location: Garage adjacent to 183 North Roskear Road, Camborne
Grid Ref: 041046/165809
Sent To: Councillor Mrs V Dalley
Date Considered: 30.10.18
Com Decision: No objection.

TC Number: **18/150**
CC Number: PA18/09478
Development: Proposed side and rear extension.
Location: Ground floor flat, 3 Roskear Fields, Camborne
Grid Ref: 165394/40572
Sent To: Councillor C Godolphin
Date Considered: 30.10.18
Com Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE