

# 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 Council Chamber, The Passmore Edwards Building, The Cross, Cross Street, Camborne, TR14 8HA on Tuesday 15<sup>th</sup> January 2019 at 6.30 pm**

## PRESENT:

**Councillor C Godolphin            Chairman**  
**Councillor J P Collins**  
**Councillor V Dalley**  
**Councillor Ms Z Fox**  
**Councillor L Lemon                from point mentioned**  
**Councillor D Wilkins**

## IN ATTENDANCE:

**Amanda Mugford, Town Clerk; Melanie Negus, Administrative Assistant and eleven members of the public.**

The Chairman explained the safety procedures to all present.

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## **P.4059                            TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

**P.4059.2                        RESOLVED: that the apologies from Councillors Kelynack, Morgan, and Winter for non-attendance of the meeting of the Planning and Development Committee held on 15<sup>th</sup> January 2019 were received**

Proposed by Councillor Godolphin  
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously

**P.4060                            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.4061                            TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.4062 CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

**P.4063 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 11<sup>TH</sup> DECEMBER 2018 AND THE CHAIRMAN TO SIGN THEM**

**P.4063.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 11<sup>th</sup> December 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.

Councillor L Lemon entered the meeting at 6.33pm

**P.4064 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.4065 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.4065.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 19/001 (PA18/10590), 19/002 (PA18/11333), 19/003 (PA18/11434), 19/004 (PA18/09981), 19/005 (PA18/11400), 19/007 (PA18/11520), 19/008 (PA18/11774), 19/009 (PA18/11686), 19/010 (PA18/11268), 19/011 (PA18/11363), 19/013 (PA18/11297), and 19/016 (PA18/11984)**

Proposed by Councillor Godolphin  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

**P.4066**

**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)**

**TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL**

The Chairman brought forward planning applications 19/012 and 19/014 as there were members of the public present wishing to speak on them.

Members of the public spoke in objection to Planning application 19/012, their main concerns were flooding and the current inadequate infrastructure regarding surface water, and mains water drainage. Further development would greatly exacerbate the problem.

In his absence Councillor Winter submitted a comprehensive report on the planning application allotted to him, and Councillors agreed with his recommendations, detailed below:

**P.4066.2**

**RESOLVED: to recommend that Cornwall Council refuses Planning Application 19/012 (PA18/11484) on the grounds of:**

**Overlooking and loss of privacy to the dwelling known as The Spinney, by plots 2 & 3.**

**Due to the effect and impact on trees on the boundary hedge/wall with the Spinney potentially at Simain Cottage, in line with NPPF 170.**

**Due to the proximity of plot 7 to the septic tank at Simain Cottage in line with the Building Regulations 2000, Drainage and Waste Disposal 2001 edition Part H-H2 Package Sewage Treatment Works.**

**The development of green field land when brownfield land is available, is contrary to Cornwall Local Plan 5.6.**

**If the proposed development goes ahead the following should be noted:**

**Contaminated land assessment and soil testing should be undertaken to align with NPPF 170 and 178.**

**During the construction phase construction workers and plant will not be able to park in Lady Drive. Parking must only be on the development site. (Non-material)**

**Consideration of site management arrangements should be carried out in line with Cornwall Design Guide 7.1.**

**If Cornwall Council were minded to approve the application  
The Town Council request that an S106 agreement be  
applied to the development, for Camborne Parish use**

Proposed by Councillor Godolphin  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

Eight members of the public left the meeting at 6.57pm.

The agent for the applicant of 19/014 informed members of some minor changes to the plans regarding drainage and elevations

**P.4066.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/014 (PA18/11439)**

Proposed by Councillor Mrs Dalley  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

Three members of the public left the meeting at 7.03pm.

**P.4066.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/006 (PA18/11645)**

Proposed by Councillor Collins  
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

**P.4066.5 RESOLVED: to recommend that Cornwall Council refuses Planning Application 19/015 (PA18/11680); the development would be visually harmful and out of keeping with the conservation area, it would set a precedent for future development, and would cause privacy issues to neighbouring properties due to overlooking**

Proposed by Councillor Godolphin  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

**P.4066.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning**

**Application 19/017 (PA18/11698), subject to a condition being placed on development 'for domestic use only'**

Proposed by Councillor Collins  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

**P.4067 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**

**P.4067.2 RESOLVED: that application PA18/12095 for the felling of a Pine tree, 26 Roskear, Camborne; to be decided under delegated authority by Cornwall Council, was received**

Proposed by Councillor Collins  
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

**P.4068 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.4069 TO RECEIVE THE MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT TECHNICAL CONSULTATION ON DRAFT REGULATIONS REGARDING REFORMING DEVELOPER CONTRIBUTIONS AND AGREE ANY APPROPRIATE ACTION**

The Town Clerk referred to page 6 'Removing the restriction which prevents local authorities using more than five section 106 obligations to fund single infrastructure project (the pooling restriction)'; the proposed changes would allow authorities to use both the Levy and Section 106 planning obligations to fund the same item of infrastructure. It was also proposed to remove the restrictions in regulation 123 of the Community Infrastructure Regulations 2010 to give greater flexibility for funding infrastructure.

She felt that the government proposals in this document justified the Council's response to a Cornwall Council consultation when it had requested items to be removed from the Regulation 123 List due to the restrictions that would have applied. Cornwall Council had chosen to ignore this Council's request however the

government's proposed changes to developer contributions vindicated our response.

**P.4069.2**                    **RESOLVED: that the Ministry of Housing, Communities and Local Government Technical consultation on draft regulations regarding Reforming developer contributions was received**

Proposed by Councillor Godolphin  
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

**P.4070**                    **TO RECEIVE AN APPLICATION FOR THE RENEWAL OF STREET TRADING CONSENT IN COMMERCIAL SQUARE, CAMBORNE AND APPROVE ACTION ACCORDINGLY**

**P.4070.2**                    **RESOLVED: that an application for the renewal of street trading consent in Commercial Square, Camborne was received, and Councillors could see no reason for objection**

Proposed by Councillor Mrs Dalley  
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

**P.4071**                    **TO RECEIVE CORRESPONDENCE FROM THE CORNWALL ASSOCIATION OF LOCAL COUNCILS (CALC) REGARDING CRANTOCK PARISH COUNCIL'S CHALLENGE TO A DECISION MADE BY CORNWALL COUNCIL AGAINST THE ADOPTED NEIGHBOURHOOD PLAN**

Councillor Collins expressed his disappointment at the decisions made by Cornwall Council's Planning Committee, and the Open Court Judge, against, Crantock's Neighbourhood Plan. These decisions could be very damaging going forward for other Parish's with Neighbourhood Plans.

**P.4071.2**                    **RESOLVED: that correspondence from the Cornwall Association of Local Councils (CALC) regarding Crantock Parish Council's challenge to a decision made by Cornwall Council against the adopted Neighbourhood Plan was received**

Proposed by Councillor Ms Fox  
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

**P.4072 TO NOTE THE ADOPTION OF THE CORNWALL MINERALS SAFEGUARDING DEVELOPMENT PLAN DOCUMENT**

**P.4072.2 RESOLVED: that adoption of the Cornwall Minerals Safeguarding Development Plan Document, was received and noted**

Proposed by Councillor Godolphin  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.22 pm.

**APPENDIX 1**

TC Number: **19/001**  
CC Number: PA18/10590  
Development: Erection of dwelling and associated works (revised scheme).  
Location: 19 Wellington Close, Camborne, TR14 9HE  
Grid Ref: 164441/40177  
Date Considered: 15.01.19  
Com Decision: No objection.

TC Number: **19/002**  
CC Number: PA18/11333  
Development: Conservatory to rear of dwelling.  
Location: 10 Marriots Avenue, Camborne, TR14 7HA  
Grid Ref: 163706/40651  
Date Considered: 15.01.19  
Com Decision: No objection.

TC Number: **19/003**  
CC Number: PA18/11434  
Development: Retention of rear single storey extension.  
Location: 14 The Crescent, Camborne, TR14 7LP  
Grid Ref: 164527/40564  
Date Considered: 15.01.19  
Com Decision: No objection.

TC Number: **19/004**  
CC Number: PA18/09981  
Development: Conservatory in rear garden.  
Location: 12 Gwithian Walk, Camborne, TR14 0FP  
Grid Ref: 165312/41155  
Date Considered: 15.01.19  
Com Decision: No objection.

TC Number: **19/005**  
CC Number: PA18/11400

Development: Variation of condition 2 (approved plans) of application reference number PA10/08623 dated 15<sup>th</sup> February 2011 for the conversion of offices into 4 flats for a small infill extension to the existing roof, internal alterations and improved fire strategy.

Location: 28 Chapel Street, Camborne, TR14 8EL

Grid Ref: 164725/40049

Date Considered: 15.01.19

Com Decision: No objection.

TC Number: **19/007**

CC Number: PA18/11520

Development: Proposed extension and garage.

Location: 4 Rosewarne Close, Camborne, TR14 0AA

Grid Ref: 164474/40909

Date Considered: 15.01.19

Com Decision: No objection.

TC Number: **19/008**

CC Number: PA18/11774

Development: Chy Malowenn, 20 Tregenna Fields, Camborne

Location: Various tree works.

Grid Ref: 164259/39615

Date Considered: 15.01.19

Com Decision: No objection.

TC Number: **19/009**

CC Number: PA18/11686

Development: Replace rear extension with new two storey extension.

Location: 54 Centenary Street, Camborne, TR14 8HS

Grid Ref: 165142/40108

Date Considered: 15.01.19

Com Decision: No objection.

TC Number: **19/010**

CC Number: PA18/11268

Development: Replace conservatory with sunroom, extension to kitchen.

Replace windows. Internal and external alterations.

New rooflights.

Location: 25 Church Road, Penponds, TR14 0QE

Grid Ref: 163501/39243

Date Considered: 15.01.19

Com Decision: No objection.

TC Number: **19/011**

CC Number: PA18/11363

Development: T1 Beech – Pruning work required. T2, T3 Elms and T4

Sycamore – felling/removal.

Location: 34 Pendarves Road, Camborne, TR14 7QQ

Grid Ref: 164258/39397

Date Considered: 15.01.19

Com Decision: No objection.

TC Number: **19/014**

CC Number: PA18/11297



Development: Replace conservatory with extension.  
Location: Church Farm, Church Road, Penponds, Cornwall  
Grid Ref: 163450/39292  
Date Considered: 15.01.19  
Com Decision: No objection.

TC Number: **19/017**  
CC Number: PA18/11984  
Development: Construct a two-storey extension to existing dwelling.  
Location: Green Cottage, Higher Stennack, Troon, Cornwall  
Grid Ref: 165625/37334  
Date Considered: 15.01.19  
Com Decision: No objection.

## **APPENDIX 2**

TC Number: **19/006**  
CC Number: PA18/11645  
Development: Alterations, including gables in place of roof hips, two dormer windows, and single storey side extension  
Location: Cranfield Bungalow, Camborne, Cornwall, TR14 7QX  
Grid Ref: 164024/39997  
Sent To: Councillor R Marshall  
Date Considered: 15.01.19  
Com Decision: No objection.

TC Number: **19/012**  
CC Number: PA18/11484  
Development: Erection of 8 detached bungalows and associated works  
Location: Land Adjacent to Pengegon Villa, Higher Pengegon, Pengegon, TR14 7UA  
Grid Ref: 659030/396800  
Sent To: Councillor G Winter  
Date Considered: 15.01.19  
Com Decision: Overlooking and loss of privacy to the dwelling known as The Spinney, by plots 2 & 3.  
Due to the effect and impact on trees on the boundary hedge/wall with the Spinney potentially at Simain Cottage, in line with NPPF 170.  
Due to the proximity of plot 7 to the septic tank at Simain Cottage in line with the Building Regulations 2000, Drainage and Waste Disposal 2001 edition Part H-H2 Package Sewage Treatment Works.  
The development of green field land when brownfield land is available, is contrary to Cornwall Local Plan 5.6.  
If the proposed development goes ahead the following should be noted:  
Contaminated land assessment and soil testing should be undertaken to align with NPPF 170 and 178.  
During the construction phase construction workers and plant will not be able to park in Lady Drive. Parking must only be on the development site. (Non-material) Consideration of site management arrangements should be carried out in line with Cornwall Design Guide 7.1.

If Cornwall Council were minded to approve the application The Town Council request that an S106 agreement be applied to the development, for Camborne Parish use.

TC Number: **19/014**  
CC Number: PA18/11439  
Development: Demolition of storage barn and construction of a two bedroomed bungalow with detached garage.  
Location: Land Rear of The Meadow, Chapel Hill, Brea, Cornwall  
Grid Ref: 166537/40121  
Sent To: Councillor V Dalley  
Date Considered: 15.01.19  
Com Decision: No objection

TC Number: **19/015**  
CC Number: PA18/11680  
Development: Conversion and extension of garage to form a self-contained annexe for a family member.  
Location: 22 Union Street, Camborne, TR14 8HG  
Grid Ref: 164838/39943  
Sent To: Councillor V Kelynack  
Date Considered: 15.01.19  
Com Decision: Recommended refusal; the development would be visually harmful and out of keeping with the conservation area, it would set a precedent for future development, and would cause privacy issues to neighbouring properties due to overlooking

TC Number: **19/017**  
CC Number: PA18/11698  
Development: Outline application with matters reserved for two garages and a workshop.  
Location: 4 Adelaide Street, Camborne, TR14 8HH  
Grid Ref: 165012/40036  
Sent To: Councillor J P Collins  
Date Considered: 15.01.19  
Com Decision: No objection subject to a condition being placed on development 'for domestic use only'.

SIGNED BY THE CHAIRMAN.....

DATE .....