

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 Council Chamber, The Passmore Edwards Building, The Cross, Cross Street, Camborne, TR14 8HA on Tuesday 4th June 2019 at 6.30 pm

PRESENT:

Councillor Ms Fox	Chairman
Councillor C Godolphin	Vice Chairman
Councillor J Barclay	
Councillor Mrs Dalley	
Councillor J Herd	
Councillor V Kelynack	
Councillor L Lemon	
Councillor D Wilkins	

IN ATTENDANCE:

Melanie Negus, Administrative Assistant, and 4 members of the public.

The Chairman explained the safety procedures to all present.

P.4133 TO RECEIVE NOMINATIONS AND ELECT A CHAIRMAN OF THE PLANNING & DEVELOPMENT COMMITTEE FOR THE MUNICIPAL YEAR 2019/20

P.4133.2 RESOLVED: that Councillor Ms Fox was elected as Chairman of the Planning and Development Committee for the municipal year 2019/2020

Proposed by Councillor L Lemon
Seconded by Councillor J Barclay

On a vote being taken the matter was approved by a Majority with the outgoing Chairman using his casting vote.

The motion to elect Councillor Collins as Chairman, Proposed by Councillor Herd and Seconded by Councillor Wilkins fell on the vote.

P.4134 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4134.2 RESOLVED: that the apologies from Councillors Collins, Morgan and Winter for non-attendance of the meeting of the Planning and Development Committee held on the 4th June 2019 were received

Proposed by Councillor V Kelynack
Seconded by Councillor L Lemon

On a vote being taken the matter was approved unanimously.

P.4135 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 Herd declared an interest in planning application 19/092, as he was a neighbour of the applicant.

Councillor Ms Fox declared an interest in planning application 19/103, as she had prior association with the applicant.

P.4136 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4137 TO RECEIVE NOMINATIONS AND ELECT A VICE CHAIRMAN OF THE PLANNING AND DEVELOPMENT COMMITTEE FOR THE MUNICIPAL YEAR 2019/20

P.4137.2 RESOLVED: that Councillor Godolphin was elected as Vice Chairman of the Planning and Development Committee for the municipal year 2019/2020

Proposed by Councillor Ms Fox
Seconded by Councillor L Lemon

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

P.4138 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.4139 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 7th MAY 2019 AND THE CHAIRMAN TO SIGN THEM

P.4139.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 7th May 2019 were received, approved, and signed by the Chairman

Proposed by Councillor Godolphin
Seconded by Councillor L Lemon

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

P.4140 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4141 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.4141.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 19/091 (PA19/03148), 19/093 (PA19/03536), 19/094 (PA19/02360), 19/095 (PA19/04148), 19/096 (PA19/04239), 19/097 (PA19/03556) and 19/098 (PA19/04413)

Proposed by Councillor Godolphin
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

P.4142 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 application 19/103 (PA19/04089) as there was a member of the public present wishing to speak on it.

Having declared an interest in planning application 19/103, Councillor Ms Fox left the room at 6.42 pm. Councillor Godolphin took the Chair.

The member of the public informed members that he felt that the Affidavits submitted in support of application PA19/04089 were questionable, dates and site positions were vague, and there was no proof of continuous residency. The vans that were on the site in 1995 were derelict and had been removed, as instructed by Cornwall Council. Furthermore, that Cornwall Council had served two enforcement notices on the site.

P.4142.2

RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of planning application 19/103 (PA19/04089), as there has been no proof provided of continual residency for the time period stated in the application, and there is a discrepancy on site location. The Town Council suggested that the applicant submit Council Tax bill/payment documentation as proof of residency for the applicable time period

Proposed by Councillor Mrs Dalley
Seconded by Councillor Herd

On a vote being taken the matter was approved unanimously.

Three members of the public left the meeting at 6.54pm;
Councillor Ms Fox re-entered and took the Chair.

P.4142.3

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/105 (PA19/04037)

Proposed by Councillor Godolphin
Seconded by Councillor V Kelynack

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

A member of the public left the meeting at 6.56 pm.

Councillor Herd having declared an interest in planning application 16/092, left the room.

P.4142.4 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/092 (PA19/00102)**

Proposed by Councillor V Kelynack
Seconded by Councillor Mrs Dalley

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

Councillor Herd re-entered the meeting.

P.4142.5 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to planning application 19/099 (PA19/03806); subject to the agreement of a World Heritage Site Officer**

Proposed by Councillor Ms Fox
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

P.4142.6 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/100 (PA19/03589)**

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4142.7 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of planning application 19/101 (PA18/06111), as the Town Council believe that it will cause significant adverse impact on the trading activity of the Town Centre and Treswithian Stores. The Town Council believes that the need for this proposed development has not been proven and that it offers nothing that is not already available within Camborne. Developing out of town retail parks that encourage car use is in direct contrast to the declarations of a climate emergency as declared by UK Parliament and Cornwall Council. We believe this proposal is contrary to NPPF Section 2 Policies 14, 17, 20, 23, 24, 111 and 117, and to Cornwall Local Plan policies 4, 21; PP4 Community Network – Camborne and Redruth Town Centres**

Proposed by Councillor Ms Fox
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

P.4142.8 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of planning application 19/102 (PA18/06112), as it considers that there is no justification for a drive thru coffee shop or petrol filling station to be developed on a green field site outside of Camborne town, when brownfield land is available. Additionally, the promotion of retail parks that depend upon motor vehicles is contrary to the UK Parliament and Cornwall Council declarations of a climate emergency. It is contrary to NPPF Section 2, policies 14, 17, 20, 23, 24, 111, 117; Cornwall Local Plan, policies 4, 20 & 21; PP4 Community Network - Camborne & Redruth Town Centres**

Proposed by Councillor Mrs Dalley
Seconded by Councillor L Lemon

On a vote being taken the matter was approved unanimously.

Members discussed the need for members to attend Cornwall Council's Strategic Planning Meeting where planning Applications 19/101 and 19/102 would be addressed. Councillors J Barclay, Mrs Dalley, Ms Fox and J Herd volunteered to attend the meeting.

P.4142.9 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/104 (PA19/03641)**

Proposed by Councillor V Kelynack
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.4142.10 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/106 (PA19/04439), subject to the approval of a Cornwall Council Tree Officer**

Proposed by Councillor Godolphin
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

P.4142.11 **RESOLVED: that Camborne Town Council responds to Cornwall Council recommends refusal of Planning Application 19/107 (PA19/02905), on the grounds of over development**

Proposed by Councillor Godolphin
Seconded by Councillor L Lemon

On a vote being taken the matter was approved by a Majority.
The Chairman used her casting vote.

P.4142.12 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/108 (PA19/04432)**

Proposed by Councillor Godolphin
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

P.4142.13 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/109 (PA19/04165); subject to a condition being applied, tying the development to the main dwelling**

Proposed by Councillor Godolphin
Seconded by Councillor L Lemon

On a vote being taken the matter was approved unanimously.

P.4143 **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

There were no additional applications.

P.4144 **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**

There were no such applications.

P.4145 **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.4146 **TO RECEIVE AND NOTE CORRESPONDENCE FROM CARN BREA PARISH NEIGHBOURHOOD PLAN STEERING GROUP**

P.4146.2 **RESOLVED: that correspondence from Carn Brea Parish Neighbourhood Plan Steering Group was received and noted**

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4147 **TO NOTE CORRESPONDENCE RECEIVED FROM CORNWALL COUNCIL "AREA TEAM PLANNING – WORKING DIFFERENTLY"**

P.4147.2 **RESOLVED: that correspondence received from Cornwall Council "Area Team Planning – Working differently", was received and noted**

Proposed by Councillor Mrs Dalley
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

P.4148 **TO RECEIVE CORNWALL COUNCIL'S PLANNING APPLICATION CONSULTATIONS – A GUIDE FOR PARISH/TOWN COUNCILS BY APPLICATION TYPE, 2ND MAY 2019 AND AGREE ANY APPROPRIATE ACTION**

P.4148.2 **RESOLVED: that Cornwall Council's Planning Application Consultations – A Guide for Parish/Town Councils by Application Type, 2nd May 2019, was received and noted**

Proposed by Councillor Godolphin
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

P.4149 **TO RECEIVE AND NOTE CORNWALL COUNCIL'S LOCAL TOWN AND PARISH COUNCIL NEWSLETTER FOR APRIL 2019**

P.4149.2 **RESOLVED: that Cornwall Council's Local Town and Parish Council Newsletter for April 2019 was received and noted**

Proposed by Councillor Mrs Dalley
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

P.4150 TO APPOINT REPRESENTATIVES TO THE FOLLOWING OUTSIDE BODIES:

- i) Cornish Mining Consultative Forum.**
- ii) South Crofty Mine Local Liaison Group.**
- iii) Cornwall Area of Outstanding Natural Beauty.**

P.4150.2 RESOLVED: that Councillor L Lemon was appointed as the Town Council's representative on the Cornish Mining Consultative Forum, with Councillor Ms Fox appointed as her Deputy

Proposed by Councillor V Kelynack
Seconded by Councillor J Barclay

On a vote being taken the matter was approved unanimously.

P.4150.3 RESOLVED: that Councillor L Lemon was appointed as the Town Council's representative on the South Crofty Mine Local Liaison Group, with Councillor Ms Fox appointed as her Deputy

Proposed by Councillor Godolphin
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

P.4150.4 RESOLVED: that Councillor J Barclay was appointed as the Town Council's representative on, Cornwall Area of Outstanding Natural Beauty, with Councillor Ms Fox appointed as her Deputy

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.55 pm.

SIGNED BY THE CHAIRMAN.....

DATE

APPENDIX 1

TC Number: **19/091**
CC Number: PA19/03148
Development: Build new garage and parking for two cars.
Location: 46 Centenary Street, Camborne, TR14 8HS
Applicant: Mr J Workman
Grid Ref: 165131/40089
Date Considered: 04.06.19
Com Decision: No objection.

TC Number: **19/093**
CC Number: PA19/03536
Development: Proposed trail to go around the outside of the existing school playing field.
Location: St Meriadoc Church of England Junior School, Cranfield Road, Camborne, TR14 7PN
Applicant: Mr Chris Cook
Grid Ref: 163921/39934
Date Considered: 04.06.19
Com Decision: No objection.

TC Number: **19/094**
CC Number: PA19/02360
Development: To retain and complete works with amended drawing pertaining to previous application no. PA17/06049.
Location: 9 North Parade, Camborne, Cornwall TR14 8BJ
Applicant: Mr Paul Steadman
Grid Ref: 164907/40234
Date Considered: 04.06.19
Com Decision: No objection.

TC Number: **19/095**
CC Number: PA19/04148
Development: Change from timber clad to Rendered painted finish to exterior block walls
Location: Petal Cottage, Bolenowe Lane, Troon, TR14 9HP
Applicant: Rob Saville
Date Considered: 04.06.19
Com Decision: No objection.

TC Number: **19/096**
CC Number: PA19/04239
Development: Changing PA11/06307 raised highways features from block paving to bitmac servicing.

Location: Hilderley Park, Camborne
Applicant: Mr Richards Robertson Developments Ltd
Date Considered: 04.06.19
Com Decision: No objection.

TC Number: **19/097**
CC Number: PA19/03556
Development: Proposed extension to residential dwelling following the demolition of an existing conservatory.

Location: The Bungalow, Mill Lane, Pendarves, Camborne
Applicant: Mr & Mrs Dennis
Grid Ref: 163891/38054
Date Considered: 04.06.19
Com Decision: No objection.

TC Number: **19/098**
CC Number: PA19/04413
Development: Proposed extension and new roof structure to garage.
Location: 16 Penware Parc, Camborne, Cornwall, TR14 7QR
Applicant: Mr C Hewitt
Grid Ref: 164029/39321
Date Considered: 04.06.19
Com Decision: No objection.

APPENDIX 2

TC Number: **19/092**
CC Number: PA19/00102
Development: Erection of two-hundred-and-seventy dwellings (comprising houses and flats, including affordable housing provision), 319 square metres of Class B1 workshops (community use if required), 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 with variation of condition 36 of decision PA08/00610/FM dated 11//02/2010.
Location: Land at Boiler Works Road, North Roskear, Camborne
Applicant: Mr Jason Mitchell, Robertson Developments Ltd
Grid Ref: 165003/41160
Sent To: Councillor V Kelynack
Date Considered: 04.06.19
Com Decision: No objection.

TC Number: **19/099**
CC Number: PA19/03806
Development: Proposed Rear first floor extension, Front porch and extension to detached garage.
Location: 13 Pendarves Street, Troon TR14 9EG
Applicant: James Vivian
Grid Ref: 166160/37990
Sent To: Councillor Ms Z Fox
Date Considered: 04.06.19
Com Decision: No objection, subject to the agreement of a World Heritage Site Officer.

TC Number: **19/100**
CC Number: PA19/03589
Development: Revisions to commenced planning application PA11/03514 for the "formation of flats and ancillary works, and construction of two cottages in the rear yard area" to allow for variations to the approved plans and the allocation of outdoor amenity space.
Location: The Grenville Arms, 3 Fore Street, Troon, Cornwall
Applicant: Grenville Arms Limited
Grid Ref: 166162/38138
Sent To: Councillor Ms Z Fox
Date Considered: 04.06.19
Com Decision: No objection.

TC Number: **19/101**
CC Number: PA18/06111
Development: 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.
Location: Land to The North of Roseworthy Hill, Camborne, Cornwall, TR14 0TR
Applicant: Mr Nic Morgan
Sent To: Councillor Winter
Date Considered: 04.06.19
Com Decision: Recommend refusal of planning application 19/101 (PA18/06111), as the Town Council believe that it will cause significant adverse impact on the trading activity of the Town Centre and Treswithian Stores. The Town Council believes that the need for this proposed development has not been proven and that it offers nothing that is not already available within Camborne. Developing out of town retail parks that encourage car use is in direct contrast to the declarations of a climate emergency as declared by UK Parliament and Cornwall Council.
We believe this proposal is contrary to NPPF Section 2 Policies 14, 17, 20, 23, 24, 111 and 117, and to Cornwall Local Plan policies 4, 21; PP4 Community Network – Camborne and Redruth Town Centres.

TC Number: **19/102**
CC Number: PA18/06112
Development: 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.
Location: Land to The North of Roseworthy Hill, Camborne, Cornwall, TR14 0TR
Applicant: Mr Nic Morgan
Sent To: Councillor Winter
Date Considered: 04.06.19
Com Decision: Recommend refusal of planning application 19/102 (PA18/06112), as it considers that there is no justification for a drive thru coffee shop or petrol filling station to be developed on a green field site outside of Camborne town, when brownfield land is available. Additionally, the promotion of retail parks that depend upon motor vehicles is contrary to the UK Parliament and Cornwall Council declarations of a climate emergency.
It is contrary to NPPF Section 2, policies 14, 17, 20, 23, 24, 111, 117; Cornwall Local Plan, policies 4, 20 & 21; PP4 Community

Network - Camborne & Redruth Town Centres.

TC Number: **19/103**
CC Number: PA19/04089
Development: Certificate of lawfulness application for 2 static caravans (re-submission of PA18/06361).
Location: Forest End, Pendarves Estate, Pendarves, Camborne, Cornwall
Applicant: Dr Karen Sumber-Lupson
Grid Ref: 164483/38283
Sent To: Councillor Mrs V Dalley
Date Considered: 04.06.19
Com Decision: Recommend refusal of planning application 19/103 (PA19/04089), as there has been no proof provided of continual residency for the time period stated in the application, and there is a discrepancy on site location. The Town Council suggested that the applicant submit Council Tax bill/payment documentation as proof of residency for the applicable time period.

TC Number: **19/104**
CC Number: PA19/03641
Development: Proposed first floor extension.
Location: 8 New Road, Barrripper, Cornwall, TR14 0QS
Applicant: Mr & Mrs D Latham
Grid Ref: 163404/38329
Sent To: Councillor V Kelynack
Date Considered: 04.06.19
Com Decision: No objection.

TC Number: **19/105**
CC Number: PA19/04037
Development: Erect a stand-alone conservatory summerhouse.
Location: The Old School House, 7 Pendarves Road, Camborne TR14 7QB
Applicant: Mr & Mrs David Green
Grid Ref: 164517/39567
Sent To: Councillor Godolphin
Date Considered: 04.06.19
Com Decision: No objection.

TC Number: **19/106**
CC Number: PA19/04439
Development: Fell Ash (T5).
Location: Land Off Trevu Road Next to Footpath
Applicant: South West Water
Grid Ref: 164813/39807
Sent To: Councillor Lemon
Date Considered: 04.06.19
Com Decision: No objection, subject to the approval of a Cornwall Council Tree Officer

TC Number: **19/107**
CC Number: PA19/02905
Development: Erection of two semi-detached dwellings.
Location: 28 Lower Pengegon, Pengegon, Cornwall TR14 7UJ
Applicant: Mr M Dawson M & W Developments
Grid Ref: 165809/40021
Sent To: Councillor Lemon

Date Considered: 04.06.19
Com Decision: Recommend refusal, on the grounds of overdevelopment.

TC Number: **19/108**
CC Number: PA19/04432
Development: Proposed extension to rear of dwelling.
Location: 17 Tehidy Road, Camborne, Cornwall TR14 8TA
Applicant: Mr & Mrs Wade
Grid Ref: 164671/40341
Sent To: Councillor Godolphin
Date Considered: 04.06.19
Com Decision: No objection.

TC Number: **19/109**
CC Number: PA19/04165
Development: Proposed enlargement of existing garage and first floor extension.
Location: Little Rosewarne, Tehidy Road, Camborne, TR14 8LL
Applicant: Mr & Mrs Mac Quarrie
Grid Ref: 164489/40810
Sent To: Councillor Godolphin
Date Considered: 04.06.19
Com Decision: No objection, subject to a condition being applied, tying the development to the main dwelling.