

# 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 6<sup>th</sup> August 2019 at 6.30 pm**

## PRESENT:

<b>Councillor Ms Fox</b>	<b>Chairman</b>
<b>Councillor C Godolphin</b>	<b>Vice Chairman</b>
<b>Councillor J P Collins</b>	
<b>Councillor Mrs Dalley</b>	<b>(ex officio)</b>
<b>Councillor J Herd</b>	
<b>Councillor V Kelynack</b>	<b>until point mentioned</b>
<b>Councillor L Lemon</b>	
<b>Councillor G Winter</b>	

## IN ATTENDANCE:

**Melanie Negus, Administrative Assistant, eight members of the public.**

The Chairman explained the safety procedures to all present.

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### **P.4159 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

**P.4159.2 RESOLVED: that the apologies from Councillors Wilkins for non-attendance, and Councillor V Kelynack for early leaving, of the meeting of the Planning and Development Committee held on the 6<sup>th</sup> August 2019 were received**

Proposed by Councillor Mrs Dalley  
Seconded by Councillor L Lemon

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

**P.4160 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.4161 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.4162 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman congratulated all who attended and spoke at the Cornwall Council Strategic Planning meeting, on achieving a great result in getting the proposed retail development at Roseworthy refused.

**P.4163 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 2<sup>ND</sup> JULY 2019 AND THE CHAIRMAN TO SIGN THEM**

**P.4163.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 2<sup>nd</sup> July 2019 were received, approved, and signed by the Chairman**

Proposed by Councillor Ms Fox  
Seconded by Councillor Godolphin

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

**P.4164 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.4165 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.4165.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 19/124 (PA19/05630), 19/126 (PA19/05573), 19/128 (PA19/05777), 19/129 (PA19/05489), 19/131**

**(PA19/05717), 19/133 (PA19/04778), 19/136  
(PA19/06288), 19/137 (PA19/02973), and 19/138  
PA19/06481**

Proposed by Councillor Ms Fox  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

A member of the public entered the meeting at 6.37 pm.

**P.4166**

**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 19/139, 19/130, 19/132, 19/134 and 19/140, as there were members of the public present with interests in them.

**P.4166.2**

**RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/139 (PA19/04341)**

Proposed by Councillor V Kelynack  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

Councillor V Kelynack left the meeting at 6.38 pm.

A member of the public spoke in support of planning application 19/130:

- The application was to be a zero-carbon footprint dwelling.
- Cornish granite and Delabole slate to be used.
- The bike racing track, currently at the site, to be removed.

**P.4166.3**

**RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/130 (PA19/05882), as it adheres to NPPF 117 and CLP Policy 3**

Proposed by Councillor Mrs Dalley  
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

Two members of the public left the meeting at 6.45 pm.

**P.4166.4**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/132 (PA19/05805)**

Proposed by Councillor Morgan  
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

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

**P.4166.5**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/134 (PA19/06165)**

Proposed by Councillor Godolphin  
Seconded by Councillor Herd

On a vote being taken the matter was approved unanimously.

**P.4166.6**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 19/140 (PA19/05168), due to highways and pedestrian safety issues, and it contravenes policy 27 of the CLP**

Proposed by Councillor Collins  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

Four members of the public left the meeting at 6.58 pm.

**P.4166.7**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/125 (PA19/04496), but requests that Cornish stone hedging be used on the South and East boundaries**

Proposed by Councillor Collins

Seconded by Councillor Herd

On a vote being taken the matter was approved unanimously.

**P.4166.8                    RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/127 (PA19/05263)**

Proposed by Councillor L Lemon  
Seconded by Councillor Morgan

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

Councillors Godolphin and Ms Fox asked that their names be recorded as voting 'against' the motion.

**P.4166.9                    RESOLVED: that Camborne Town Council responds to Cornwall Council that there are discrepancies in the plans on the CC planning portal for Planning Application 19/135 (PA19/09007), regarding bedroom numbers and the integral garage. Camborne Town Council request further information regarding these issues from the Cornwall Council Planning Officer to enable members to make an informed decision**

Proposed by Councillor Godolphin  
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

**P.4167                      TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

**TC Number:                19/141**  
CC Number:                PA19/06513  
Development:             Listed building consent for installation of nonilluminated projecting sign.  
Location:                  21 Commercial Street, Camborne, TR14 8JZ  
Grid Ref:                   164589/40054  
Date Considered:        06.08.19

**TC Number:                19/142**  
CC Number:                PA19/05725  
Development:             Proposal to fell two fir trees.  
Location:                  The Lowenac Hotel, 34 Basset Road, Camborne, TR14 8SL  
Grid Ref:                   164581/39711  
Date Considered:        06.08.19

**P.4167.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 19/141 (PA19/06513)**

Proposed by Councillor Ms Fox  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

**P.4167.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 19/142 (PA19/05725), as the trees have TPOs, and are healthy trees**

Proposed by Councillor Ms Fox  
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

**P.4168 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**

1. Planning application PA19/01735/PREAPP, 5 day tree notice for a large limb splitting off from the main trunk of the tree and only held temporarily with a ratchet strap, 5 Roskear Road, Camborne, Cornwall TR14 8BT. Majority Committee decision to submit, 'No Objection'.
2. Planning Application PA17/09084, Conversion and extension of garage to create dwelling, Ivy House, Chapel Hill, Brea, Cornwall. Majority Committee decision to submit, 'Agree with CC Planning Officer recommendation'.

**P.4168.2 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 Godolphin  
Seconded by Councillor Collins

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

**P.4169 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**

- i) Planning application PA19/06044 Reduction to Yew tree, 33 Basset Road, Camborne TR14 8SH.
- ii) Planning Application PA19/06045 Reduction to Conifer, 21 Basset Road, Camborne, TR14 8SH.

**P.4169.2 RESOLVED: that planning applications from Cornwall Council for works which Cornwall Council will decide under delegated authority were received**

Proposed by Councillor Ms Fox  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

**P.4170 TO RECEIVE CORRESPONDENCE FROM THE PLANNING INSPECTORATE:**

- i) Appeal Decision Appeal Ref: APP/D0840/W/19/3222871, 38 Laity Road, Troon, Cornwall TR14 9EL;
- ii) Appeal Decision Appeal Ref: APP/TPO/D0840/6729, 1 Aneray Road, Camborne, TR14 8UA

**P.4170.2 RESOLVED: that correspondence from the Planning Inspectorate, was received**

Proposed by Councillor Godolphin  
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

**P.4171 TO RECEIVE CORRESPONDENCE FROM NOREEN JEFFERIES, RURAL HOUSING ENABLER, CORNWALL COUNCIL, AGREE ANY ACTION AND AUTHORISE EXPENDITURE IF APPROPRIATE**

**P.4171.2 RESOLVED: that correspondence from Noreen Jefferies, Rural Housing Enabler, Cornwall Council, was received and referred to the Town Council's future, Neighbourhood Plan Working Party, and to the Town Council's Engagement Officer**

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 7.34 pm.

## **APPENDIX 1**

TC Number: **19/124**  
CC Number: **PA19/05630**  
Development: Resubmission of application PA19/01200 for all reserved matters application in respect of condition 1 of decision notice PA17/03512 (Outline application for the erection of dwelling to north east of property with all matters reserved).  
Location: Land adj to Polteggan, Pendarves Road, Camborne  
Grid Ref: 164326/39361  
Date Considered: 06.08.19  
Com Decision: No objection.

TC Number: **19/126**  
CC Number: PA19/05573  
Development: Demolition and replacement of existing single-storey kitchen extension.  
Location: 37 Treslothan Road, Troon, Camborne  
Grid Ref: 165899/37823  
Date Considered: 06.08.19  
Com Decision: No objection.

TC Number: **19/128**  
CC Number: PA19/05777  
Development: Rear extensions and replacement windows.  
Location: 52 Tehidy Road, Camborne, TR14 8LL  
Grid Ref: 164568/40911  
Date Considered: 06.08.19  
Com Decision: No objection.

TC Number: **19/129**  
CC Number: PA19/05489  
Development: First floor rear bathroom extension.  
Location: 57 College Street, Camborne, TR14 7JX  
Grid Ref: 164180/40220  
Date Considered: 06.08.19  
Com Decision: No objection.

TC Number: **19/131**  
CC Number: PA19/05717  
Development: Reduce crown on two mature Beech trees.



Location: Haven Side, 7 Kew Noweth, Mount Pleasant Road, Camborne  
Grid Ref: 164821/39616  
Date Considered: 06.08.19  
Com Decision: No objection.

TC Number: **19/133**  
CC Number: PA19/04778  
Development: To change 14 rotten wooden sash windows to new upvc white sash windows and 4 rear casement windows.

Location: 4-6 Santander/Specsavers, Trelowarren Street, Camborne, TR14 8AA

Grid Ref: 164758/40101  
Date Considered: 06.08.19  
Com Decision: No objection.

TC Number: **19/136**  
CC Number: PA19/06288  
Development: Proposed ground floor extension.  
Location: 16A Meneth Road, Pengegon, Camborne, TR14 7BS  
Grid Ref: 165568/39748  
Date Considered: 06.08.19  
Com Decision: No objection.

TC Number: **19/137**  
CC Number: PA19/02973  
Development: Proposed improvement of existing Football Club facilities including Clubhouse, refurbishment of changing rooms and construction of all-weather training pitch with floodlighting.

Location: Grouter Park, Croft Common, Troon, Camborne, TR14 9HT  
Date Considered: 06.08.19  
Com Decision: No objection.

TC Number: **19/138**  
CC Number: PA19/06481  
Development: Non-material amendment (1) in respect of decision PA19/00063 – conversion of existing garage into a 1 bedroom annexe (to provide an additional bedroom for visiting family members) for removal of the bay window on the south east elevation and replace with a single panel made to look like a garage door.

Location: 15 The Glebe, Camborne, TR14 7ES  
Date Considered: 06.08.19  
Com Decision: No objection.

## **APPENDIX 2**

TC Number: **19/125**  
CC Number: PA19/04496  
Development: Two-bedroom dwelling with integral garage to replace existing double garage on previously developed land within the residential curtilage of Trenance.

Location: The Mobile Home, Merry Meeting Roseworthy, Camborne  
Grid Ref: 161907/39816  
Sent To: Councillor J P Collins  
Date Considered: 06.08.19

Com Decision: No objection, but Camborne Town Council requests that Cornish stone hedging is used on the South and East boundaries

TC Number: **19/127**  
CC Number: PA19/05263  
Development: Change of use: Ground floor retail to be converted to residential dwelling comprising of 2 bedrooms, living room, kitchen, dining room and shower room.  
Location: 73 Trelowarren Street, Camborne, TR14 8AL  
Grid Ref: 164947/40146  
Sent To: Councillor L Lemon  
Date Considered: 06.08.19  
Com Decision: No objection.

TC Number: **19/130**  
CC Number: PA19/05822  
Development: Construction of dwelling.  
Location: Land at Rosewarne Downs, Camborne  
Grid Ref: 164364/41598  
Sent To: Councillor Mrs Dalley  
Date Considered: 06.08.19  
Com Decision: No objection, as it adheres to NPPF 117 and CLP Policy 3.

TC Number: **19/132**  
CC Number: PA19/05805  
Development: Demolition of redundant rural buildings and construction of single dwelling with detached garage.  
Location: Higher Carwynnen, Carwynnen, Camborne, TR14 9LR  
Grid Ref: 165270/37272  
Sent To: Councillor J Morgan  
Date Considered: 06.08.19  
Com Decision: No objection.

TC Number: **19/134**  
CC Number: PA19/06165  
Development: Proposed reconstruction and extension of defective area, including side extension, to provide additional accommodation for elderly relative.  
Location: 12 Redbrooke Road, Camborne, TR14 7AX  
Grid Ref: 165086/39556  
Sent To: Councillor C Godolphin  
Date Considered: 06.08.19  
Com Decision: No objection

TC Number: **18/135**  
CC Number: PA18/09007  
Development: Erection of new dwelling with integral garage.  
Location: Bosula, Tregurthen Road, Camborne, TR14 7DZ  
Sent To: Councillor Ms Fox  
Date Considered: 06.08.19  
Com Decision: Camborne Town Council respond to Cornwall Council that there are discrepancies in the plans on the CC planning portal for Planning Application 19/135 (PA19/09007), regarding bedroom numbers and the integral garage. Camborne Town Council request further

information regarding these issues from the Cornwall Council Planning Officer to enable members to make an informed decision.

TC Number: **19/139**  
CC Number: PA19/06310  
Development: Residential development of 7 dwellings. Variation of condition 2 in respect of PA19/02534.  
Location: Land at Church View Road, Camborne  
Grid Ref: 165854/40436  
Sent To: Councillor V Kelynack  
Date Considered: 06.08.19  
Com Decision: No objection.

TC Number: **19/140**  
CC Number: PA19/05168  
Development: Parking area at the property.  
Location: 60 Wellington Road, Camborne, Cornwall TR14 7LQ  
Grid Ref: 164585/40291  
Sent To: Councillor J P Collins  
Date Considered: 06.08.19  
Com Decision: Camborne Town Council recommended refusal, due to highways and pedestrian safety issues, and it contravened policy 27 of the CLP.

TC Number: **19/141**  
CC Number: PA19/06513  
Development: Listed building consent for installation of nonilluminated projecting sign.  
Location: 21 Commercial Street, Camborne, TR14 8JZ  
Grid Ref: 164589/40054  
Date Considered: 06.08.19  
Com decision: No objection

TC Number: **19/142**  
CC Number: PA19/05725  
Development: Proposal to fell two fir trees.  
Location: The Lowenac Hotel, 34 Basset Road, Camborne, TR14 8SL  
Grid Ref: 164581/39711  
Date Considered: 06.08.19  
Com Decision: Camborne Town Council recommended refusal of this application, as the trees were healthy mature trees, with TPOs on them.

SIGNED BY THE CHAIRMAN.....

DATE .....

