

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 3rd December 2019 at 6.30 pm

PRESENT:

Councillor Ms Z Fox Chairman
Councillor C Godolphin Vice Chairman
Councillor J Herd
Councillor L Lemon
Councillor Mrs Weedon
Councillor D Wilkins
Councillor G Winter

IN ATTENDANCE:

Samantha Hughes, acting Deputy Town Clerk; Miss Melanie Negus, Administrative Assistant; and one member of the public.

The Chairman explained the safety procedures to all present.

P.4217 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4217.2 RESOLVED: that the apologies from Councillors Collins, Mrs Dalley, V Kelynack and Morgan for non-attendance of the meeting of the Planning and Development Committee held on the 3rd December 2019 were received

Proposed by Councillor Ms Fox
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

P.4218 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 Ms Fox declared an interest in planning application 19/167 (PA19/09660), she was acquainted with the applicant.

P.4219 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4220 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.4221 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 5TH NOVEMBER 2019 AND THE CHAIRMAN TO SIGN THEM

P.4221.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 5th November 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.4222 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4223 TO CONSIDER APPENDIX 1 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND DEALT WITH UNDER THE DELEGATED PROCEDURE IN ACCORDANCE WITH MINUTE P.3280.3

P.4223.2 RESOLVED: that Camborne Town Council responded to Cornwall Council that it had no objection to Planning Applications 19/171 (PA19/09705), 19/172 (PA19/09817), 19/173 (PA19/09920), 19/174 (PA19/010176), 19/175 (PA19/09271), and 19/176 (PA19/10158)

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

The Chairman took Agenda items 9 and 11 together to allow public speaking as there was a member of the public present.

P.4224 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

P.4224.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/166 (PA19/08947)

Proposed by Councillor L Lemon
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

Having declared an interest in planning application 19/167 (PA19/09660) Councillor Ms Fox left the room and Councillor Godolphin took the Chair.

P.4224.3 RESOLVED: that Camborne Town Council responded to Cornwall Council that it had no objection to Planning Application 19/167 (PA19/09660)

Proposed by Councillor Herd
Seconded by Councillor Godolphin

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

Councillor Ms Fox re-entered the meeting and resumed the Chair.

P.4224.4 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has declared a climate emergency as has Cornwall Council. We anticipate that developers will take significant attempts to comply with NPPF requirements, Cornwall Council Policy requirements, and

building regulations, in order to minimise the impacts of their proposals on climate change and the environment. To ignore the climate impacts for any proposal is not acceptable. This development lends itself well to the addition of renewable heat and power generations, such as ground source heat pumps and solar panels. Triple glazing could also be considered, yet this proposal makes no attempt to either mitigate the impact on the climate during the construction, or over the lifetime of the building. This is contrary to Local Plan aims, set out in paragraphs 2.86, 2.87, 2.88, 2.89 and 2.90.

The applicant is required to set out how they will comply with NPPF section 14. Paragraph 149 specifically states that 'Plans should take a proactive approach to mitigating and adapting to climate change'. Technology, building design and construction products all exist in order to make a building carbon neutral. In addition carbon offsetting is also available. Installed renewable energy and energy efficiency measures also help to tackle Cornwall Council's stated aim of addressing fuel poverty. This application has not demonstrated any effort to reduce its impact on the climate and must therefore be rejected as unsustainable.

No proposal for this site should go ahead without at least a complete materials management plan, and preferably also with a construction or site waste management plan, acceptable to the Environment Agency.

Evidence should be provided by South West Water to demonstrate that any additional loading on the existing waste-water treatment infrastructure will not lead to further pollution incidents. They should be held accountable when waste-water infrastructure fails due to lack of investment and poor design.

The inclusion of zero 'affordable housing' in this proposal is unacceptable.

The impact on the Highways network as it stands will be significant as part of the cumulative impact of this and other developments in the area. Cornwall Council should address the highway problems before further developments are approved.

We recommend refusal of application 19/168 (PA19/09186) as it stands, but note that the scheme has merits, as a sustainable location, and sensitive to the historic environment.

Proposed by Councillor Winter
Seconded by Councillor Ms Fox

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

P.4224.5 **RESOLVED: that Camborne Town Council responded to Cornwall Council that it had no objection to Planning Application 19/169 (PA19/09276)**

Proposed by Councillor Mrs Weedon
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4224.6 **RESOLVED: that Camborne Town Council responded to Cornwall Council that it has no objection to Planning Application 19/170 (PA19/09557), subject to a condition being imposed tying the development to commercial/agricultural use**

Proposed by Councillor J Herd
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4225 **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED AFTER THE AGENDA COMPILED**

Councillors discussed:

TC Number: **19/177**
CC Number: PA19/07187
Development: Change of use into a café.
Location: 8 Trelowarren Street, Camborne, TR14 8AA
Grid Ref: 164768/40103

TC Number: **19/178**
CC Number: PA19/09463
Development: Various tree works.
Location: 6 Sea View Terrace, Camborne, TR14 7AL
Grid Ref: 165203/39464

TC Number: **19/179**
CC Number: PA19/09337
Development: Proposed extension of existing garage at rear of dwelling. New building will be timber framed office and hobby room.
Location: 79 Tehidy Road, Camborne, TR14 8LJ
Grid Ref: 164484/40679

TC Number: **19/180**
CC Number: PA19/09886
Development: Erection of a general purpose agricultural building for general agricultural storage.
Location: Land south of Higher Stennack Home Farm, Camborne
Grid Ref: 165601/37110

TC Number: **19/181**
CC Number: PA19/10138
Development: Proposed conversion and extension of existing redundant former cattle barn to form a single dwelling unit, installation of a domestic packaged sewage treatment plant and alterations to existing vehicle access.
Location: Former Cattle Barn, Troon Moor, Troon, Camborne
Grid Ref: 166410/37836

P.4225.2 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/177 (PA19/07187)**

Proposed by Councillor Collins
Seconded by Councillor Herd

On a vote being taken the matter was approved unanimously.

P.4225.3 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/178 (PA19/09463); subject to the Tree Officer's approval**

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4225.4 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 19/179 (PA19/09337); subject to a condition being applied, tying the development to the dwelling**

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4225.5 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 19/180 (PA19/09886), due to the development obstructing a Public Right of Way**

Proposed by Councillor Ms Fox
Seconded by Councillor Winter

On a vote being taken the matter was approved by a majority, with three abstentions.

P.4225.6 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 19/181 (PA19/10138), as it does not conform to NPPF policies 17 and 100, and CLP Policies 2 (1b & d), and 7. It constitutes a new dwelling in the open countryside, and is in a flood risk area**

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

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

P.4226 **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**

- i) Planning Application PA19/07465 Conversion of an existing garage into a hair salon including the replacement of doors and window; 53 Treglenwith Toad, Camborne, TR14 7JA
Submitted: Agree to disagree.
- ii) Planning Application PA19/06443 24 Lower Pengegon
Submitted: Agree with Planning Officer's recommendation.

P.4226.2 **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 Ms Fox
Seconded by Councillor L Lemon

On a vote being taken the matter was approved unanimously.

P.4227 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 PA19/09387 Proposal to fell Lawson Cypress (T1), Abbeyfield Society, 33 Basset Road, Camborne, Cornwall, TR14 8SH.

P.4227.2 RESOLVED: that notification of planning applications from Cornwall Council for works which Cornwall Council will decide under delegated authority, was received

Proposed by Councillor Godolphin
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

P.4228 TO RECEIVE CORRESPONDENCE FROM THE PLANNING INSPECTORATE:

- i) Appeal Decision Appeal Ref. APP/D0840/W/19/3239132, Land at Rosewarne Downs, Camborne, Cornwall.

P.4228.2 RESOLVED: that correspondence from the Planning Inspectorate was received

Proposed by Councillor Ms Fox
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

P.4229 TO RECEIVE A REPORT FROM THE ACTING DEPUTY TOWN CLERK REGARDING THE PLANNING & DEVELOPMENT COMMITTEE DRAFT REVENUE BUDGET 2020/2021 AND THREE YEAR FINANCIAL PLAN

P.4229.2 RESOLVED: that a report from the Acting Deputy Town Clerk regarding the Planning & Development Committee Draft Revenue Budget 2020/2021 and three year financial plan was received

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4230 TO CONSIDER THE PLANNING & DEVELOPMENT COMMITTEE DRAFT REVENUE BUDGET 2020/2021 AND THREE-YEAR FINANCIAL PLAN AND APPROVE ACTION ACCORDINGLY

The acting Deputy Town Clerk informed members that the increases in the budget were due to the Town Council resolving to bring forward the actioning of a Neighbourhood Plan, and Climate Emergency, and the re-allocation of budgets.

P.4230.2 RESOLVED: that the Planning & Development Committee Draft Revenue Budget 2020/2021 and three-year financial plan, was received, and approved

Proposed by Councillor Ms Fox
Seconded by Councillor Herd

On a vote being taken the matter was approved unanimously.

P.4231 TO RECEIVE RECOMMENDATIONS FROM THE STRATEGIC BUDGET WORKING PARTY AND APPROVE ACTION ACCORDINGLY:

(i) SBWP.60.2 RESOLVED: to recommend to Planning and Development Committee that the Neighbourhood Plan budget was increased from £3K to £10K for each year from 2021 to 2023.

(ii) SBWP.62.3 RESOLVED: to recommend to all Committees that at the Financial Year End, all underspends are prioritised to the Passmore Edwards Building Earmarked Reserves.

P.4231.2 RESOLVED: that the recommendation of the Strategic Budget Working Party that the Neighbourhood Plan budget be increased from £3K to £10K for each year from 2021 to 2023, was received and approved

Proposed by Councillor Winter
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

P.4231.3 RESOLVED: that the recommendation of the Strategic Budget Working Party, that at the Financial Year End, all Planning and Development budget underspends are prioritised to the Passmore Edwards Building Earmarked Reserves, was received, and approved

Proposed by Councillor Winter

Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

Councillor Herd left the room at 7.30pm and re-entered at 7.32pm.

P.4232 TO RECEIVE A RECOMMENDATION FROM THE STREET NAMING WORKING PARTY FOR A PROPOSED NAME FOR A DEVELOPMENT OF 20 HOMES IN BARRIPPER (KEW ARGAL) AND AGREE ACTION

P.4232.2 RESOLVED: that the recommendation from the Street Naming Working Party for a proposed name for a development of 20 homes in Barripper (Kew Argal), was approved

Proposed by Councillor Ms Fox
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

P.4233 TO RECEIVE CORRESPONDENCE FROM RICK THOMPSON, BT PAYPHONE PLANNING OFFICER, REGARDING PROPOSED REMOVAL OF PAYPHONE AT TROON MOOR AND NOTIFICATION OF THE CONSULTATION PERIOD, AND AGREE ACTION

P.4233.2 RESOLVED: that the correspondence received from Rick Thompson, BT Payphone Planning Officer, regarding proposed removal of payphone at Troon Moor, and notification of the consultation period, was deferred to the January 2020 Planning and Development meeting, to allow time for the public to respond to public notices

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 7.35pm.

APPENDIX 1 APPLICATIONS

TC Number: **19/171**
CC Number: PA19/09705

Development: Proposed demolition of existing garage and replace with 2 storey garage and hobbies room.
Location: 28 Pendarves Street, Beacon, Camborne, TR14 7SQ
Grid Ref: 165770/39103
Date Considered: 03.12.19
Com Decision: No objection.

TC Number: **19/172**
CC Number: PA19/09817
Development: Proposed alterations and extension to dwelling.
Location: 23 Pendarves View, Camborne, TR14 7QL
Grid Ref: 164252/39169
Date Considered: 03.12.19
Com Decision: No objection.

TC Number: **19/173**
CC Number: PA19/09920
Development: Proposed two storey rear extension and rear double garage (detached).
Location: 37 New Road, Troon, Camborne
Grid Ref: 166314/37795
Date Considered: 03.12.19
Com Decision: No objection.

TC Number: **19/174**
CC Number: PA19/010176
Development: NMA amendment to PA16/05297 Demolition of outbuildings and construction of kitchen, utility, lounge and bedroom extension.
Location: 46 Laity Road, Troon, Camborne, TR14 9EL
Date Considered: 03.12.19
Com Decision: No objection.

TC Number: **19/175**
CC Number: PA19/09271
Development: Building to enclose Western Power substation following recent fire damage.
Location: Electricity Sub Station, Gurneys lane, Camborne
Grid Ref: 164669/40054
Date Considered: 03.12.19
Com Decision: No objection.

TC Number: **19/176**
CC Number: PA19/10158
Development: Lime (T1) – Crown raise to 5m – Shading garden and touching roof of shed Lime group (G1) (off site) – Crown raise to 5m – excessive shading to garden.
Location: 2 Lowenac Gardens, Camborne, TR14 7EX
Grid Ref: 164514/39754
Date Considered: 03.12.19
Com Decision: No objection.

APPENDIX 2 APPLICATIONS

TC Number: **19/166**
CC Number: PA19/08947
Development: Proposed rear extension and retrospective planning permission for extant garage building.
Location: 53 Carnarthen Street, Camborne, TR14 8UP
Grid Ref: 165240/40009
Sent To: Councillor L Lemon
Date Considered: 03.12.19
Com Decision: No objection.

TC Number: **19/167**
CC Number: PA19/09660
Development: The site and buildings have been used for the storage of stairlifts, platform lifts and disabled access equipment.
Location: The Yard, Lower Condurrow, Beacon, Camborne
Grid Ref: 166567/39192
Sent To: Councillor C Godolphin
Date Considered: 03.12.19
Com Decision: No objection.

TC Number: **19/168**
CC Number: PA19/09186
Development: Proposed residential development of 53 units including conversion of existing buildings A, B and C.
Location: Lidl, North Roskear Road, Tuckingmill, Camborne, TR14 8PR
Grid Ref: 165669/41012
Sent To: Councillors Ms Fox & G Winter
Date Considered: 03.12.19
Com Decision: that Camborne Town Council responded to Cornwall Council that it had declared a climate emergency as had Cornwall Council. We anticipate that developers will take significant attempts to comply with NPPF requirements, Cornwall Council Policy requirements, and building regulations, in order to minimise the impacts of their proposals on climate change and the environment. To ignore the climate impacts for any proposal is not acceptable. This development lends itself well to the addition of renewable heat and power generations, such as ground source heat pumps and solar panels. Triple glazing could also be considered, yet this proposal made no attempt to either mitigate the impact on the climate during the construction, or over the lifetime of the building. This was contrary to Local Plan aims, set out in paragraphs 2.86, 2.87, 2.88, 2.89 and 2.90.

The applicant is required to set out how they will comply with NPPF section 14. Paragraph 149 specifically states that 'Plans should take a proactive approach to mitigating and adapting to climate change'. Technology, building design and construction products all exist in order to make a building carbon neutral. In addition

carbon offsetting is also available. Installed renewable energy and energy efficiency measures also help to tackle Cornwall Council's stated aim of addressing fuel poverty. The application had not demonstrated any effort to reduce its impact on the climate and must therefore be rejected as unsustainable.

No proposal for this site should go ahead without at least a complete materials management plan, and preferably also with a construction or site waste management plan, acceptable to the Environment Agency.

Evidence should be provided by South West Water to demonstrate that any additional loading on the existing waste-water treatment infrastructure would not lead to further pollution incidents. They should be held accountable when waste-water infrastructure fails due to lack of investment and poor design.

The inclusion of zero 'affordable housing' in this proposal is unacceptable.

The impact on the Highways network as it stands would be significant as part of the cumulative impact of this and other developments in the area. Cornwall Council should address the highway problems before further developments are approved.

We recommend refusal of application 19/168 (PA19/09186) as it stands, but note that the scheme has merits, as a sustainable location, and sensitive to the historic environment.

TC Number: **19/169**
CC Number: PA19/09276
Development: Proposed first floor extension with some internal alternations to main dwelling and new garage/office to garden area.
Location: Ivy House, Chapel Hill, Brea, Camborne
Grid Ref: 166549/40016
Sent To: Councillor J Morgan & Mrs Weedon
Date Considered: 03.12.19
Com Decision: No objection.

TC Number: **19/170**
CC Number: PA19/09557
Development: Retrospective permission for mixed use – continued use of buildings as artist's studio and offices and retention of two storage containers.
Location: Building South East of 56 Cadogan Road, Camborne
Grid Ref: 165378/39090
Sent To: Councillor J Herd
Date Considered: 03.12.19
Con Decision: Camborne Town Council responded to Cornwall Council that it had no objection to Planning Application 19/170 (PA19/09557), subject

to a condition being imposed tying the development to commercial/agricultural use.

AGENDA 11 APPLICATIONS

- TC Number: **19/177**
CC Number: PA19/07187
Development: Change of use into a café.
Location: 8 Trelowarren Street, Camborne, TR14 8AA
Grid Ref: 164768/40103
Date Considered: 03.12.19
Com Decision: Camborne Town Council responded to Cornwall Council that it had no objection to Planning Application 19/177 (PA19/07187).
- TC Number: **19/178**
CC Number: PA19/09463
Development: Various tree works.
Location: 6 Sea View Terrace, Camborne, TR14 7AL
Grid Ref: 165203/39464
Date Considered: 03.12.19
Com Decision: Camborne Town Council responded to Cornwall Council that it had no objection to Planning Application 19/178 (PA19/09463); subject to the Tree Officer's approval.
- TC Number: **19/179**
CC Number: PA19/09337
Development: Proposed extension of existing garage at rear of dwelling. New building will be timber framed office and hobby room.
Location: 79 Tehidy Road, Camborne, TR14 8LJ
Grid Ref: 164484/40679
Date Considered: 03.12.19
Com Decision: Camborne Town Council responded to Cornwall Council that it had no objection to Planning Application 19/179 (PA19/09337); subject to a condition being applied, tying the development to the dwelling.
- TC Number: **19/180**
CC Number: PA19/09886
Development: Erection of a general purpose agricultural building for general agricultural storage.
Location: Land south of Higher Stennack Home Farm, Camborne
Grid Ref: 165601/37110
Date Considered: 03.12.19
Com Decision: Camborne Town Council responded to Cornwall Council that it recommended refusal of Planning Application 19/180 (PA19/09886), due to the development obstructing a Public Right of Way.
- TC Number: **19/181**
CC Number: PA19/10138

Development: Proposed conversion and extension of existing redundant former cattle barn to form a single dwelling unit, installation of a domestic packaged sewage treatment plant and alterations to existing vehicle access.

Location: Former Cattle Barn, Troon Moor, Troon, Camborne

Grid Ref: 166410/37836

Date Considered: 03.12.19

Com Decision: Camborne Town Council responded to Cornwall Council that it recommended refusal of Planning Application 19/181 (PA19/10138), as it did not conform to NPPF policies 17 and 100, and CLP Policies 2 (1b &d), and 7. It constituted a new dwelling in the open countryside, and was in a flood risk area.

SIGNED BY THE CHAIRMAN.....

DATE

