

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 February 2020 at 6.30 pm

PRESENT:

Councillor Ms Z Fox	Chairman
Councillor C Godolphin	Vice Chairman
Councillor J P Collins	
Councillor Mrs Dalley	ex officio
Councillor J Herd	
Councillor V Kelynack	
Councillor L Lemon	
Councillor J Morgan	
Councillor Mrs Weedon	
Councillor D Wilkins	ex officio

IN ATTENDANCE:

Miss Melanie Negus, Finance and Administration Assistant; CC Dave Biggs; and one member of the public.

The Chairman explained the safety procedures to all present.

P.4262

TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4262.2

RESOLVED: that the apologies from Councillor Winter for non-attendance of the meeting of the Planning and Development Committee held on the 4th February 2020 were received

Proposed by Councillor Ms Fox
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

P.4263

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 John Herd declared an interest in planning application 20/028 (PA20/00108).

P.4264 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4265 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members that a request had been received to move planning application 20/024 (PA19/09751) to Appendix 2. She also informed members of an error on the recent schedule of meetings for the date of the next planning meeting. The correct date of the next meeting was the 3rd of March.

P.4266 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 14TH JANUARY 2020 AND THE CHAIRMAN TO SIGN THEM

P.4266.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 14th January 2020 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.4267 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4268 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.4268.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Applications 20/029 (PA19/10301), and 20/030 (PA19/10662)

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

A member of the public left the meeting.

The Chairman took Agenda items 9 and 10 together to allow public speaking as there was a member of the public present.

P.4269

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

CC Dave Biggs spoke briefly on planning application 20/028 (PA20/00108); he had spoken to the case officer and could find no changes in the re-submission of the application to the original.

The Chairman brought forward planning application 20/028 (PA20/00108). Councillor Herd having declared an interest in this application left the room.

P.4269.2

RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommended refusal of 20/028 (PA20/00108), as serious concerns remain on design aspects of this application. The Town Council have declared a climate emergency; and have started to develop a Neighbourhood Plan. Our first motion to this end is to put climate resilience, energy efficiency and environmental sustainability at the heart of the plan. We do not accept that the proposed system for dealing with surface water accords with these aims. The Town Council agree with the reasons given by west area planning sub-committee in refusing the previous application which has not been changed, that: 'The proposed surface water drainage system using a mix of pumping off site and infiltration is considered to be unsustainable. It would therefore be contrary to policy 26 of the Cornwall Local Plan Strategic Policies 2010-2030, and advice in paragraph 165 of the National Planning Policy Framework 2019.'

Proposed by Councillor Ms Fox
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

Councillor Herd re-entered the meeting, and CC Dave Biggs left the meeting.

P.4269.3 **RESOLVED: that Camborne Town Council responded to Cornwall Council that it recommends refusal of planning application 20/020 (PA19/10521) as the conditions applied to the original application had not been addressed, and the application does not accord with those conditions**

Proposed by Councillor Godolphin
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

P.4269.4 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of planning application 20/023 (PA20/00049). The contamination report shows high contamination in four out of the five categories including Radon Gas and Heavy Metals. The application does not have a Heritage Impact Assessment, and the visual impact does not accord with the CLP Policy 24**

Proposed by Councillor Herd
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.4269.5 **RESOLVED: that Camborne Town Council respond to Cornwall Council recommends refusal of Planning Application 20/025 (PA19/11188), as it does not comply with the CLP, and there is no justification to lift the obligation**

Proposed by Councillor V Kelynack
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4269.6 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/026 (PA19/10912)**

Proposed by Councillor Mrs Weedon
Seconded by Councillor Mrs Dalley

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

P.4269.7 RESOLVED: that Camborne Town Council responded to Cornwall Council that it has no objection to Planning Application 20/027 (PA19/09588)

Proposed by Councillor L Lemon
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved by a Majority,
Councillor V Kelynack asked to be recorded as voting against.

P.4269.8 RESOLVED: that Camborne Town Council responded to Cornwall Council that it recommends refusal of Planning Application 20/031 (PA20/00501), on the grounds of overlooking and loss of light to neighbouring properties

Proposed by Councillor Godolphin
Seconded by Councillor L Lemon

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

P.4269.9 RESOLVED: that Camborne Town Council responded to Cornwall Council that it has no objection to application 20/032 (PA20/00332), but request that due to the narrowness of the road, and congestion at peak times, a condition be applied to this application to prevent builders lorries and any other heavy goods vehicles visiting the site before 10 am and after 3 pm

Proposed by Councillor Morgan
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.4269.10 RESOLVED: that Camborne Town Council responded to Cornwall Council that it has no objection in principle to planning application 20/024 (PA19/09751), subject to a satisfactory Aboriculturalist Report, but has concerns on the scale of the development

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.4270 TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED AFTER THE AGENDA COMPILED

Councillors discussed:

TC Number: **20/033**
CC Number: PA20/00559
Development: Reserved matters in respect of decision notice PA17/03512 (Outline application for the erection of dwelling to north east of property with all matters reserved), Amendment of application PA19/05630.
Location: Land adj to Polteggan, Pendarves Road, Camborne, TR14 7QJ
Applicant: Mr & Mrs D Jose
Grid Ref: 164326/39361
Date Considered: 04.02.20

TC Number: **20/034**
CC Number: PA20/00781
Development: Installation of an external step lift to improve mobility wheelchair access to the property. And replacement side door to allow for wheelchair access.
Location: 56 Trerise Road, Camborne, TR14 7HB
Applicant: Coastline Housing
Grid Ref: 164508/40327
Date Considered: 04.02.20

TC Number: **20/035**
CC Number: PA20/00523
Development: Advertisement consent sought for 1x 42" LCD media screen, 2x 1250mm x 700mm flag pole signs, overall 2450mm in height.
Location: Tesco, Wesley Street, Camborne
Applicant: Mr Andy Horwood
Grid Ref: 165254/40165
Date Considered: 04.02.20

P.4270.2 **RESOLVED: that Planning Application 20/033 (PA20/00059) was deferred to the next meeting**

Proposed by Councillor Ms Fox
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.4270.3 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 20/034 (PA20/00781)**

Proposed by Councillor Collins
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

P.4270.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 20/035 (PA20/00523)

Proposed by Councillor Godolphin
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

P.4271 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

The Town Council were asked to re-visit the decision submitted on:

TC Number: **20/196 (20/015)**
CC Number: PA19/11180
Development: New Detached Garage, Garage Conversion and Loft Conversion with Rear Dormer.
Location: Tarquah, Tregurthan Road, Camborne, TR14 7DZ
Applicant: Mr and Mrs Richards
Grid Ref: 164423/39756
Sent To: Councillor Ms Fox
Date Considered: 14.01.20
Com Decision: Camborne Town Council recommended refusal of this application as it would be out of keeping with the immediate local area, and had a dangerous access.

P.4271.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it submits 'Agree to Disagree' with the Planning Officer on application 20/015 (PA19/11180)

Proposed by Councillor Godolphin
Seconded by Councillor Morgan

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

Councillor L Lemon left the room.

P.4272 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

Application received for works to be decided under delegated authority of Cornwall Council:

TC Number: **20/196 (20/015)**
CC Number: PA20/00838
Development: Application for works to Sycamore tree (T1)
within conservation area.
Location: 17 Vyvyan Street, Camborne, TR14 8BQ

P.4272.2 RESOLVED: that notification of planning application PA20/00838 from Cornwall Council for works which Cornwall Council will decide under delegated authority, was received

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

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

P.4273 TO RECEIVE NOTIFICATION OF PLANNING APPLICATION TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE

There were no such applications.

P.4274 TO RECEIVE CORRESPONDENCE FROM CLARE JAMES, CORNWALL COUNCIL LICENSING OFFICER, REGARDING A RENEWAL APPLICATION FROM JAMES ISAACS, TRADING AS FLOWERS FOR U AND AGREE ACTION

P.4274.2 RESOLVED: that correspondence from Clare James, Cornwall Council Licensing Officer, regarding a renewal application from James Isaacs, trading as Flowers for U, was received, and members had no objection to this application

Proposed by Councillor Morgan
Seconded by Councillor Collins

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

Councillor L Lemon re-entered the room.

P.4275 TO RECEIVE CORRESPONDENCE FROM KEN POLMOUNTER, CORNWALL COUNCIL PARKING SERVICES, REGARDING CORNWALL COUNCIL (OFF STREET PARKING PLACES) ORDER 2020 AND AGREE ACTION

P.4275.2 RESOLVED: that correspondence from Ken Polmouter, Cornwall Council Parking Services, regarding Cornwall Council (Off Street Parking Places) Order 2020. Councillors to respond individually to the correspondence

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4276 **TO RECEIVE CORRESPONDENCE FROM GARRY GOOL,
CORMAC LIMITED, REGARDING CHANGES TO WAITING
RESTRICTIONS, AND AGREE ACTION**

P.4276.2 **RESOLVED: that correspondence from Garry Gool, Cormac
Limited, regarding changes to waiting restrictions was
received**

Proposed by Councillor Ms Fox
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 7.50pm.

APPENDIX 1 APPLICATIONS

TC Number: **20/029**
CC Number: PA19/10301
Development: Conversion of existing outbuilding including extension to form
ancillary accommodation.
Location: 38 Kings Road, Camborne, TR14 8LT
Date Considered: 04.02.20
Re-submission – Change to 'Development' wording
Com Decision: No objection.

TC Number: **20/030**
CC Number: PA19/10662
Development: Listed building consent to replace 3 no. windows on the rear
elevation of the Basset Centre.
Location: Basset Centre, Basset Road, Camborne, TR14 8SL
Grid Ref: 164588/39803
Date Considered: 04.02.20
Com Decision: No objection.

Appendix 2

TC Number: **20/024**
CC Number: PA19/09751
Development: Construction of garage.
Location: 2 Mill View Cottages, Mill Road, Penponds, Camborne
Grid Ref: 163159/038681
Sent To: Councillor J P Collins
Date Considered: 04.02.20

Com Decision: Camborne Town Council has concerns on the scale of the development, but have no objections in principle; subject to a satisfactory Aboriculturist Report.

TC Number: **20/020**

CC Number: PA19/10521

Development: Reserved matters application following outline approval PA16/11118 dated 02.02.17 – construction of residential dwelling and associated works.

Location: Land NNE of 44 Church View Road, Pavilion Park, Tuckingmill, Camborne

Sent To: Councillor Godolphin

Grid Ref: 165865/40829

Date Considered: 04.02.20

Deferred from 14.01.20 meeting

Com Decision: Camborne Town Council recommend refusal of this application as the conditions applied to the original application had not been addressed, and this application does not accord with those conditions.

TC Number: **20/023**

CC Number: PA20/00049

Development: Outline planning permission for all matters reserved for four dwellings.

Location: Land rear of Grenville Gardens, Grenville Gardens, Troon, Camborne

Sent To: Councillor Herd

Grid Ref: 166495/38469

Date Considered: 04.02.20

Com Decision: Camborne Town Council recommend refusal of this application. The contamination report shows high contamination in four out of the five categories including Radon Gas and Heavy Metals. The application does not have a Heritage Impact Assessment, and the visual impact does not accord with the CLP Policy 24.

TC Number: **20/025**

CC Number: PA19/11188

Development: Application for the modification/discharge of planning obligation dated 2000 (planning application reference W2/PA98/00541/F)

Location: Treswithian Barns, Treswithian, Camborne, TR14 7NN

Sent To: Councillor V Kelynack

Grid Ref: 163493/40320

Date Considered: 04.02.20

Com Decision: Camborne Town Council recommend refusal of this application. It does not comply with the CLP, and there is no justification to lift the obligation.

TC Number: **20/026**

CC Number: PA19/10912

Development: Reserved matters regarding Outline Permission PA16/11571 dated 08.02.2017 (Access and Landscaping)

Location: Rear of 16 Chapel Street, Victoria Street, Camborne

Sent To: Councillor Collins and Councillor Weedon

Grid Ref: 164715/39984

Date Considered: 04.02.20

Com Decision: No objection.

TC Number: **20/027**
CC Number: PA19/09588
Development: Change of use of 'Grenville Arms Public House' into two flats.
Location: The Grenville Arms, 3 Fore Street, Troon, Camborne TR14 9EF
Sent To: Councillor Lemon
Grid Ref: 166162/38138
Date Considered: 04.02.20
Com Decision: No objection.

TC Number: **20/028**
CC Number: PA20/00108
Development: Reserved matters Approval comprising layout, scale, appearance and landscaping, for the construction of 94 dwellings and associated highway and drainage infrastructure, landscaping and parking provision. (Subsequent application in respect of Outline Planning Permission (PA15/01794) and following refusal of Reserved Matters (PA18/10418).

Location: Land off Tregenna Lane, Camborne, TR14 7QU

Applicant: Mr J Mitchell

Grid Ref: 164116/39702

Date Considered: 04.02.20

Com Decision: Camborne Town Council recommend refusal of this application as serious concerns remain on design aspects of this application. The Town Council have declared a climate emergency; and have started to develop a Neighbourhood Plan. Our first motion to this end is to put climate resilience, energy efficiency and environmental sustainability at the heart of the plan. We do not accept that the proposed system for dealing with surface water accords with these aims. The Town Council agree with the reasons given by west area planning sub-committee in refusing the previous application which has not been changed, that:

'The proposed surface water drainage system using a mix of pumping off site and infiltration is considered to be unsustainable. It would therefore be contrary to policy 26 of the Cornwall Local Plan Strategic Policies 2010-2030, and advice in paragraph 165 of the National Planning Policy Framework 2019.'

TC Number: **20/031**
CC Number: PA20/00501
Development: Erection of two dwellings.
Location: Land South West of Troon moor Farm, Troon Moor, Troon, Camborne
Grid Ref: 166390/37917
Sent To: Councillor G Winter
Date Considered: 04.02.20
Com Decision: Camborne Town Council recommends refusal on the grounds of overlooking and loss of light to neighbouring properties.

TC Number: **20/032**
CC Number: PA20/00332

Development: First floor extension for bedroom.
Location: 21 Fore Street, Troon, Camborne, TR14 9EF
Grid Ref: 166195/38067

Sent To: Councillor J Morgan
Date Considered: 04.02.20
Com Decision: 'No Objection', the Town Council request that due to the narrowness of the road, and congestion at peak times, a condition be applied to this application to prevent builders lorries and any other heavy goods vehicles visiting the site before 10 am and after 3 pm.

AGENDA ITEM 11

TC Number: **20/033**
CC Number: PA20/00559
Development: Reserved matters in respect of decision notice PA17/03512 (Outline application for the erection of dwelling to north east of property with all matters reserved), Amendment of application PA19/05630.
Location: Land adj to Polteggan, Pendarves Road, Camborne, TR14 7QJ
Grid Ref: 164326/39361
Date Considered: 04.02.20
Com Decision: Deferred to the next meeting.

TC Number: **20/034**
CC Number: PA20/00781
Development: Installation of an external step lift to improve mobility wheelchair access to the property. And replacement side door to allow for wheelchair access.
Location: 56 Trerise Road, Camborne, TR14 7HB
Grid Ref: 164508/40327
Date Considered: 04.02.20
Com Decision: No objection.

TC Number: **20/035**
CC Number: PA20/00523
Development: Advertisement consent sought for 1x 42" LCD media screen, 2x 1250mm x 700mm flag pole signs, overall 2450mm in height.
Location: Tesco, Wesley Street, Camborne
Grid Ref: 165254/40165
Date Considered: 04.02.20
Com Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE