

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 remotely via Zoom on Tuesday 4th August 2020 at 6.30 pm

PRESENT:

Councillor Ms Z Fox **Chairman**
Councillor J P Collins
Councillor Mrs V Dalley
Councillor C Godolphin **Vice Chairman**
Councillor V Kelynack
Councillor L Lemon
Councillor J Morgan
Councillor Mrs S Weedon
Councillor G Winter

IN ATTENDANCE:

Samantha Hughes, Deputy Town Clerk, and Melanie Negus, Finance and Administration Assistant; Janet Ritchie, Committee Support Officer; and one member of the public.

The Chairman explained meeting procedures to all present.

P.4318 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4318.2 RESOLVED: that the apologies from Councillors Herd and Wilkins for non-attendance of the meeting of the Planning and Development Committee held on the 4th August 2020 were received

Proposed by Councillor Ms Fox
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

P.4319 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 agenda item 11 as she knew the applicant of planning application 20/108 (PA20/05935).

P.4320 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4321 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members of correspondence received from a member of the public concerned at the loss of allotments at Penponds. She would make enquiries and asked that this be an Agenda item for discussion at a future meeting.

P.4322 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 7TH JULY 2020, TO BE SIGNED BY THE CHAIRMAN AT A LATER DATE

P.4322.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 7th July 2020 were received and approved for signing

Proposed by Councillor Ms Fox
Seconded by Councillor Winter

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

P.4323 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4324 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.4324.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Applications 20/096 (PA20/05135), 20/097 (PA20/01694), 20/098 (PA20/04695), 20/102 (PA20/05375), 20/103 (PA20/05347), and 20/104 (PA20/05521)

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4325

PUBLIC PARTICIPATION (SUBJECT TO STANDING ORDER 3E 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)

The member of the public present did not wish to speak.

The Chairman brought forward agenda item 15 as the member of the public present had expressed interest in it.

P.4326

TO RECEIVE THE MINUTES OF THE MEETING OF THE WEST SUB-AREA PLANNING COMMITTEE, REGARDING THE DECISION ON PA20/00108 LAND OFF TREGENNA LANE, CAMBORNE, AND AGREE ANY ACTION

The Chairman informed members that the route and design for surface water run-off disposal for the development was yet to be finalised and that the Town Council could still have an input before the final decision was made by delegated authority of Cornwall Council.

She had spoken with Jackie Smith of the LLFA who had endorsed a meeting with the developer, to try to come to a mutually agreeable solution to the issue. She had made enquiries to the Environment Agency, but they were no longer consultees on this application; and South West Water had not responded to her correspondence.

Councillor Weedon informed members that she had been approached by Carn Brea Parish Councillor Nigel Miles, who was a professional Ecological Engineer; his professional opinion was that the proposed drainage scheme would pollute and extinguish the vast majority of the ancient and unique woodland ecosystem of Penponds Woods. She further reported that the woods contain very old diverse specimens of trees that form a closed canopy woodland ecosystem, very rare in Cornwall and England. Penponds Woods, part of the Roseworthy Valley ecosystem contained multispecies most notably the otter, evidence of which was recorded by a local resident. Otters thrive in clean unpolluted water, and any pipeline outlet into the river could threaten their habitat. She suggested that a SWALE system would be an appropriate solution to addressing surface water drain off.

Members further discussed this at length.

P.4326.2

RESOLVED: to make representations to Cornwall Council 'to propose, the use of County Ecological Services to conduct a detailed assessment, to assess the intricate biodiversity and ecological facts and interpretation in lieu of the development, and by normal quantitative analysis be actioned across the four seasons.

The inclusion of the professional opinions of independent consultants be taken into empirical account by the Sustainable Development and Planning Service of Cornwall Council.

In line with protecting Penponds Woods for future generations and saving the climate, Natural England be approached to assess the woods, to be included as a Site of Special Scientific Interest, and recommend that it be included with the other Woods in the Boswyn Valley as a Local Nature Reserve

Proposed by Councillor S Weedon

Seconded by Councillor L Lemon

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

P.4326.3

RESOLVED: to invite AKD Developments Ltd, South West Water and Natural England to a future meeting of the planning committee, to discuss route details and designs for drainage proposals, and adoption of the pipeline, for PA20/00108 Land off Tregenna Lane; to copy in Cornwall Council's Delegated Planning Officer, Peter Bainbridge

Proposed by Councillor S Weedon

Seconded by Councillor Ms Fox

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

P.4326.4

RESOLVED: to make a representation to Cornwall Council's Delegated Planning Officer, Peter Bainbridge with the Town Council's concerns on the route of the proposed pipeline and the prospective impact on the woodland and watercourse ecology. Camborne Town Council supports local aspirations for best practice for a sustainable drainage system, which could provide environmental improvement and habitat net gain; incorporating wetland creation if possible

Proposed by Councillor Ms Fox

Seconded by Councillor Mrs S Weedon

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

P.4326.5 **RESOLVED: to contact Natural England to request that they conduct an assessment of the watercourse and woodland ecology, to protect the preserve the ecology and the otter population. To also contact the Cornwall Wildlife Trust to request that the area be designated as Nature Reserve**

Proposed by Councillor Mrs S Weedon
Seconded by Councillor Ms Z Fox

On a vote being taken the matter was approved unanimously.

The member of the public left the meeting.

P.4327 **TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL**

P.4327.2 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/099 (PA20/04750); subject to the compliance of building regulations**

Proposed by Councillor Morgan
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.4327.3 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 20/100 (PA20/05469); due to overdevelopment, concerns that the development has the appearance of a bungalow, and a separate driveway appears to be under construction with a separate boundary. If Cornwall Council were minded to approve the application, the Town Council request that a condition be put on the development tying it to the main dwelling house in accordance with paragraphs 127 and 79 of the NPPF 2019**

Proposed by Councillor Ms Z Fox
Seconded by Councillor Godolphin

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

The Chairman briefly left the meeting to help Councillor L Lemon with connection issues.

The Chairman re-entered the meeting.

P.4327.4 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 20/101 (PA20/04948) the Town Council are in**

agreement with the comments of the WHS, and recommends refusal on those grounds

Proposed by Councillor Godolphin
Seconded by Councillor Collins

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

A motion of 'No objection' Proposed by Councillor L Lemon and Seconded by Councillor Ms Fox fell on the vote, 3 in favour and 5 against.

P.4327.5 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/105 (PA20/05144); but due to the close proximity of the rail track Camborne Town Council recommend that the drainage for the site be investigated**

Proposed by Councillor V Kelynack
Seconded by Councillor Ms Z Fox

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

P.4327.6 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/106 (PA20/03884)**

Proposed by Councillor G Winter
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

P.4327.7 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/107 (PA20/05417); subject to the compliance of building regulations**

Proposed by Councillor Morgan
Seconded by Councillor Collins

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

Having declared an interest in agenda item 11 Councillor Ms Fox left the meeting.

P.4328 **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED AFTER THE AGENDA COMPILED**

Councillors discussed:

TC Number: **20/108**
CC Number: PA20/05935
Development: Proposed garage workshop, retention of existing workshop/office and storage building. With variation of condition 1 in relation to planning application PA19/05178.
Location: Land North of Gwyngala, Lower Condurrow, Condurrow, Camborne, TR14 9AP
Grid Ref: 166567/39192
Comment Submission Date: 08.07.20

P.4328.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/108 (PA20/05935)

Proposed by Councillor Collins
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

Councillor Ms Fox re-entered the meeting.

P.4329 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

Cornwall Council requested that the Town Council re-visit the comments submission on planning application PA20/03659, conversion of ground floor shop and three-storey house in multiple occupation into one maisonette, and two flats together with the installation of rear external staircase; 3 Cross Street, Camborne. On the new information received the Town Council submitted, 'Agree with the planning Officer's recommendations'.

P.4329.2 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 Collins
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

P.4329 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.4330 TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE

There were no such applications.

P.4331 TO RECEIVE CORRESPONDENCE FORM CALC REGARDING CHANGES TO THE PLANNING SYSTEM

P.4331.2 RESOLVED: that correspondence from CALC regarding changes to the planning system was received

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 8.03 pm.

SIGNED BY THE CHAIRMAN.....

DATE

APPENDIX 1

TC Number: **20/096**
CC Number: PA20/05135
Development: Proposed front dormers and loft conversion to form 2 new bedrooms.
Location: 85 Laity Fields, Camborne TR14 8RT
Grid Ref: 165875/40268
Comment Submission Date: 05.08.20
Comm Dec: No objection.

TC Number: **20/097**
CC Number: PA20/01694
Development: Extension to kitchen and creation of extra parking space.
Location: 5 Langorran Road, Treswithian, Camborne TR14 7XQ
Grid Ref: 163671/40445
Comment Submission Date: 05.08.20
Comm Dec: No objection.

TC Number: **20/098**
CC Number: PA20/04695
Development: Erection of general-purpose agricultural building.
Location: Six Chimneys, Bolenowe, Troon, Camborne TR14 9JA
Grid Ref: 167334/37546
Comment Submission Date: 05.08.20
Comm Dec: No objection.

TC Number: **20/102**
CC Number: PA20/05375
Development: Proposed demolition of single storey 1-bedroom dwelling, and construction of replacement cottage.
Location: 28A Park Road, Camborne. TR14 8QD
Grid Ref: 165175/40490
Comment Submission Date: 05.08.20
Comm Dec: No objection.

TC Number: **20/103**
CC Number: PA20/05347
Development: Proposed first floor extension and the creation of a new driveway.
Location: 7 Trecarrack Road, Pengegon, Camborne TR14 7UQ
Grid Ref: 165967/40023
Comment Submission Date: 05.08.20
Comm Dec: No objection.

TC Number: **20/104**
CC Number: PA20/05521
Development: Proposed driveway.
Location: 6 Trecarrack Road, Pengegon, Camborne. TR14 7UQ
Grid Ref: 165960/40026
Comment Submission Date: 05.08.20
Comm Dec: No objection.

APPENDIX 2

TC Number: **20/099**
CC Number: PA20/04750
Development: Certificate of Lawfulness for existing use of Copper Mine Lodge as a dwelling house
Location: Copper Mine Lodge, Chapel Hill Farm Plantation, Troon, Camborne
Grid Ref: 165544/36900
Sent To: Councillor J Morgan
Comment Submission Date: 05.08.20
Comm Dec: No objection; subject to the compliance of building regulations.

TC Number: **20/100**
CC Number: PA20/005469
Development: Erection of garage and ancillary building to main house.
Location: Killivista, Killivose, Camborne
Grid Ref: 164640/38873
Sent To: Councillor Ms Fox
Comment Submission Date: 05.08.20
Comm Dec: Recommended refusal, due to overdevelopment, concerns that the development has the appearance of a bungalow, and a separate driveway appears to be under construction with a separate

boundary. If Cornwall Council were minded to approve this, the Town Council request that a condition be put on the development tying it to the main dwelling house in accordance with paragraphs 127 and 79 of the NPPF 2019.

TC Number: **20/101**
CC Number: PA20/04948
Development: Conversion of barn to two residential dwellings
Location: Troon farm, 12 Chapel Square, Troon, Camborne
Grid Ref: 166121/38184
Sent To: Councillor L Lemon
Comment Submission Date: 05.08.20
Comm Dec: Camborne Town Council are in agreement with the comments of the WHS and recommend refusal on those grounds.

TC Number: **20/105**
CC Number: PA20/05144
Development: Demolition of the existing fire damaged bungalow. Erection of a replacement dormer type bungalow.
Location: 8 Penware Parc, Camborne, TR14 7QR
Grid Ref: 164103/39345
Sent To: Councillor V Kelynack
Comment Submission Date: 05.08.20
Comm Dec: No objection, but due to the proximity of the rail track Camborne Town Council recommend that the drainage for the site be investigated.

TC Number: **20/106**
CC Number: PA20/03884
Development: Erection of accessibility unit for supported living (C3).
Location: Dorchester Court, North Roskear, Tuckingmill, Camborne, TR14 8PU
Grid Ref: 165220/40750
Sent To: Councillor G Winter
Comment Submission Date: 05.08.20
Comm Dec: No objection.

TC Number: **20/107**
CC Number: PA20/05417
Development: Certificate of Lawfulness for existing use of Orchard Lodge as a dwelling house.
Location: Orchard Lodge, Chapel Hill Farm Plantation, Troon, Camborne, TR14 7QR
Grid Ref: 165544/36900
Sent To: Councillor J Morgan
Comment Submission Date: 05.08.20
Comm Dec: No objection; subject to the compliance of building regulations.

AGENDA ITEM 11

TC Number: **20/108**
CC Number: PA20/05935
Development: Proposed garage workshop, retention of existing workshop/office and storage building. With variation of condition 1 in relation to planning application PA19/05178.

Location: Land North of Gwyngala, Lower Condurrow, Condurrow, Camborne, TR14
9AP
Grid Ref: 166567/39192
Comment Submission Date: 08.07.20
Comm Dec: No objection; subject to the compliance of building regulations.