

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 6th October 2020 at 6.30 pm

PRESENT:

**Councillor Ms Z Fox
Councillor C Godolphin
Councillor J Collins
Councillor J Herd
Councillor V Kelynack
Councillor L Lemon
Councillor J Morgan
Councillor S Weedon**

**Chairman
Vice Chairman**

from point mentioned

IN ATTENDANCE:

Samantha Hughes, Acting Town Clerk, Melanie Negus, Finance and Administration Assistant; and three members of the public.

The Chairman explained meeting procedures to all present.

P.4349 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4349.2 RESOLVED: that the apologies from Councillors Morgan for late arrival, and Wilkins for non-attendance of the meeting of the Planning and Development Committee held on the 6th October 2020 were received

Proposed by Councillor Godolphin
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.4350 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.4351 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4352 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.4353 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 1ST SEPTEMBER 2020, TO BE SIGNED BY THE CHAIRMAN AT A LATER DATE

P.4353.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 1st September 2020 were received and approved for signing at a later date

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.4354 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

Councillor Fox informed members that she had been in contact with the Wildlife Trust, and was waiting for confirmation of their attendance at a future meeting to discuss designations.

P.4355 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.4355.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Applications 20/128 (PA20/06945), 20/129 (PA20/05144), 20/132 (PA20/07997), 20/134 (PA20/07366), 20/135 (PA20/07367), 20/137 (PA20/06467), 20/139 (PA20/07786), 20/140 (PA20/07896), 20/141 (PA20/08016), 20/142 (PA20/07204), 20/143 (PA20/07205), and 20/144 (PA20/07771)

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 10 together and brought forward planning applications 20/136 (PA20/07705), and 20/138 (PA20/07424) as there were members of the public present with interests in them.

P.4356 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)

TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

A member of the public joined the meeting at 6.40pm.

A member of the public spoke briefly in support of planning application 20/136 (PA20/07705). The development was in a sustainable location, and would have a sustainable drainage system.

P.4356.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/136 (PA20/007705); subject to the preservation of the mature trees on the site, and the submission of a satisfactory Tree Survey

Proposed by Councillor S Weedon
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

Councillor Morgan joined the meeting at 6.47pm.
Two members of the public left the meeting at 6.47pm.

P.4356.3 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 20/138 (PA20/07424); subject to the access and drainage issues being addressed, and Camborne Town Council note the drainage ditches on either side of the property

Proposed by Councillor Morgan
Seconded by Councillor Z Fox

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

Councillors Godolphin and L Lemon asked that their names be recorded as voting against the motion.

A member of the public left the meeting at 7.06pm.

P.4356.4 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/126 (PA20/06661); subject to the concerns of the WHS Officer being addressed; and a condition being applied to the development tying it to the main dwelling, and for family use only**

Proposed by Councillor Godolphin
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

P.4356.5 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/127 (PA20/06173); subject to the retention of the healthy Elm and Holly trees; and a satisfactory Tree Officers Report**

Proposed by Councillor V Kelynack
Seconded by Councillor Godolphin

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

P.4356.6 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 20/130 (PA20/07757), as it is in agreement with the views submitted by the Historic Environment Planning Service**

Proposed by Councillor Z Fox
Seconded by Councillor V Kelynack

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

P.4356.7 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 20/131 (PA20/07756), as it is in agreement with the views submitted by the WHS Officer**

Proposed by Councillor Z Fox
Seconded by Councillor V Kelynack

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

P.4356.8 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/145 (PA20/08159)**

Proposed by Councillor Collins
Seconded by Councillor Morgan

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

P.4357 **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED AFTER THE AGENDA COMPILED**

Councillors discussed:

TC Number: **20/146**
CC Number: PA20/05884
Development: To remove, to ground level, Macrocarpa species (M2 on the sketch plan).
Location: Carsilgey, Tregenna Lane, Camborne, TR14 7QT
Applicant Mr Quick
Grid Ref: 164359/39683
Comment Submission Date: 07.10.20

TC Number: **20/147**
CC Number: PA20/07001
Development: Conversion of existing shop into two self-contained studio apartments.
Location: 40A Cross Street, Camborne, TR14 8EY
Applicant Mr Adam James Woods
Grid Ref: 164667/39931
Comment Submission Date: 07.10.20

TC Number: **20/148**
CC Number: PA20/08141
Development: Proposed rear dormer to provide additional bedroom and bathroom.
Location: 71 Carnarthen Street, Camborne, TR14 8UP
Applicant Mr M Heller
Grid Ref: 165270/40056
Comment Submission Date: 07.10.20

TC Number: **20/149**
CC Number: PA20/08104
Development: Proposed surface water attenuation basin in the context of reserved matters consent ref: PA20/00108, dated 02.07.20.
Location: Land Adjacent to Boundervean Lane, Camborne

Applicant AKD Developments Ltd
Grid Ref: 163701/39338
Comment Submission Date: 07.10.20

P.4357.2 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 20/146 (PA20/05884), as it has a TPO. In Part 8 of the Town and Country Planning Act 1990 and Town and Country Planning TPO England 2012, it states that the removal of trees with TPOs, and in TPO areas, are to be replaced, and the applicant has not stated that this would be adhered to**

Proposed by Councillor Collins
Seconded by Councillor Godolphin

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

P.4357.3 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 20/147 (PA20/07001). The property is in current use as a business and as such the application does not adhere to the CLP Policy 4.2 paragraphs 3, 4, 5, and 6, as it has not been advertised for sale as a business for the necessary time period**

Proposed by Councillor Z Fox
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.4357.4 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/148 (PA20/08141)**

Proposed by Councillor Godolphin
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

Councillor Herd declared an interest in planning application 20/149 (PA20/08104), and left the meeting.

P.4357.5 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/149 (PA20/08104)**

Proposed by Councillor Z Fox

Seconded by Councillor S Weedon

On a vote being taken the matter was approved unanimously.

Councillors were in agreement that constructive communication with the developers AKD regarding surface water run-off for the Tregenna Lane development site had had a positive outcome. Councillor S Weedon suggested that the Town Council request a future site visit of the development as the positive communication between the Town Council and the Developer resulting in the use of the attenuation tank would be a useful tool going forward in the Town Council's Neighbourhood Plan, as it was it was a good example of practice for future development. Councillors were in agreement to request a site visit.

Councillor Herd re-entered the meeting.

P.4358 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.4359 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.4360 TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE

There were no such applications.

P.4361 TO RECEIVE AN APPEAL DECISION NOTICE FOR PA20/00049 LAND OFF POLGINE LANE, TROON, CAMBORNE, CORNWALL TR14 9DY

P.4361.2 RESOLVED: that an Appeal Decision Notice for PA20/00049 Land Off Polgine Lane, Troon, Camborne, Cornwall TR14 9DY was received and noted

Proposed by Councillor Godolphin
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

P.4362 TO RECEIVE CORRESPONDENCE FROM AKD DEVELOPMENTS REGARDING STREET NAMING FOR PA20/00108 LAND OFF TREGENNA LANE, CAMBORNE, AND AGREE ANY ACTION

P.4362.2 RESOLVED: that correspondence from AKD Developments regarding street naming for PA20/00108 Land off Tregenna Lane, Camborne, was received, and the street names submitted were approved

Proposed by Councillor Z Fox
Seconded by Councillor V Kelynack

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

P.4363 TO RECEIVE AND NOTE THE TOWN COUNCIL'S COMMENTS SUBMITTED ON THE CONSULTATION DOCUMENT, ON CHANGES TO PLANNING POLICY AND REGULATIONS

P.4363.2 RESOLVED: that the Town Council's comments submitted on the consultation document, on changes to Planning Policy and Regulations, were received and noted

Proposed by Councillor Z Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4364 TO RECEIVE CONSULTATION DOCUMENT PART 2 ON CHANGES TO PLANNING POLICY AND REGULATIONS AND AGREE ANY ACTION

The Chairman suggested that delegated authority be given to her and the Vice Chairman to draft a response, for input and approval of the Planning Committee. Councillor S Weedon requested that she have an input in drafting the response.

P.4364.2 RESOLVED: that consultation document part 2 on changes to Planning Policy and Regulations was received, and delegated authority to the Chairman and Vice Chairman and Councillor S Weedon to form a response, for circulation to this Committee for approval, before being submitted, was approved

Proposed by Councillor L Lemon
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 8 pm.

APPENDIX 1

TC Number: **20/128**
CC Number: PA20/06945
Development: Proposed demolition of existing garage and replace with 2 storey garage and hobbies room.
Location: 28 Pendarves Street, Beacon, Camborne
Grid Ref: 165771/39103
Comment Submission Date: 07.10.20
Comm Decision: No objection.

TC Number: **20/129**
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
Comment Submission Date: 07.10.20
Comm Decision: No objection.

TC Number: **20/132**
CC Number: PA20/07997
Development: Non-material amendment in respect of PA20/03617, to install two rainwater harvesting tanks adjacent to the new building and to provide an access road from an existing access to the building.
Location: Land at Treswithian Downs, Camborne
Comment Submission Date: 07.10.20
Comm Decision: No objection.

TC Number: **20/134**
CC Number: PA20/07366
Development: Conversion of outbuilding to house and interior fit-out, and the installation of 2 dormer windows.
Location: Beech Cottage, Holman Park, Camborne, TR14 8FD
Grid Ref: 164872/40425
Comment Submission Date: 07.10.20
Comm Decision: No objection.

TC Number: **20/135**
CC Number: PA20/07367
Development: Listed building consent for conversion of outbuilding to house and interior fit-out, and the installation of 2 dormer windows.
Location: Beech Cottage, Holman Park, Camborne, TR14 8FD
Grid Ref: 164872/40425
Comment Submission Date: 07.10.20
Comm Decision: No objection.

TC Number: **20/137**
CC Number: PA20/06467
Development: Garage conversion to provide additional study space for occupier of main property.
Location: 58 Roseland Park, Camborne, TR14 8NA

Grid Ref: 164798/40895
Comment Submission Date: 07.10.20
Comm Decision: No objection.

TC Number: **20/139**
CC Number: PA20/07786
Development: Refurbishment and alterations to existing dwelling.
Location: 7 Vean Terrace, Camborne, Cornwall, TR14 7AT
Grid Ref: 165059/39598
Comment Submission Date: 07.10.20
Comm Decision: No objection.

TC Number: **20/140**
CC Number: PA20/07896
Development: Proposed roof conversion, construction of dormer window and single storey garage extension.
Location: 36 Foundry Road, Camborne, TR14 7XB
Grid Ref: 165450/39994
Comment Submission Date: 07.10.20
Comm Decision: No objection.

TC Number: **20/141**
CC Number: PA20/08016
Development: Rear extension.
Location: 12 New Street, Troon, TR14 9EW
Grid Ref: 166166/37926
Comment Submission Date: 07.10.20
Comm Decision: No objection.

TC Number: **20/142**
CC Number: PA20/07204
Development: Conversion of rear lean-to to provide ground floor accessible bathroom
Location: Chapel Hill Cottage, Bolenowe, Troon
Grid Ref: 167294/37928
Comment Submission Date: 07.10.20
Comm Decision: No objection.

TC Number: **20/143**
CC Number: PA20/07205
Development: Listed Building Consent for the conversion of rear lean-to to provide ground floor accessible bathroom
Location: Chapel Hill Cottage, Bolenowe, Troon
Grid Ref: 167294/37928
Comment Submission Date: 07.10.20
Comm Decision: No objection.

TC Number: **20/144**
CC Number: PA20/07771
Development: Demolition of existing garage, and erection of attached annexe with variation of condition 2 (approved plans) in respect of decision notice PA18/03081.
Location: Treloweth Vean, Reskadinnick Road, Camborne
Grid Ref: 164412/40747
Comment Submission Date: 07.10.20

Comm Decision: No objection.

APPENDIX 2

TC Number: **20/126**
CC Number: PA20/06661
Development: Conversion and extension to existing detached garages/grooming parlour to create ancillary accommodation for a dependent family member
Location: 56 Dolcoath Road, Camborne, TR14 8RP
Grid Ref: 165639/40351
Sent To: Councillor C Godolphin
Comment Submission Date: 07.10.20
Comm Decision: No objection; subject to the concerns of the WHS Officer being addressed; and a condition being applied to the development tying it to the main dwelling, and for family use only.

TC Number: **20/127**
CC Number: PA20/06173
Development: Various works to trees
Location: The Old School House, 7 Pendarves Road, Camborne, TR14 7QB
Grid Ref: 164517/39567
Sent To: Councillor Mrs V Kelynack
Comment Submission Date: 07.10.20
Comm Decision: No objection; subject to the retention of the healthy Elm and Holly trees; and a satisfactory Tree Officers Report.

TC Number: **20/130**
CC Number: PA20/07757
Development: Listed building consent for proposed alteration and repair works to existing wall at rear of grade II listed building.
Location: 27 Commercial Street, Camborne, TR14 8LD
Grid Ref: 164598/40080
Sent To: Councillor Ms Z Fox
Comment Submission Date: 07.10.20
Comm Decision: Camborne Town Council recommends refusal of this application as it is in agreement with the views submitted by the Historic Environment Planning Service.

TC Number: **20/131**
CC Number: PA20/07756
Development: Proposed alteration and repair works to existing boundary wall at rear of grade II listed building.
Location: 27 Commercial Street, Camborne, TR14 8LD
Grid Ref: 164598/40080
Sent To: Councillor Ms Z Fox
Comment Submission Date: 07.10.20
Comm Decision: Camborne Town Council recommends refusal of this application as it is in agreement with the views submitted by the WHS Officer.

TC Number: **20/133**
CC Number: PA20/07555
Development: Demolition of domestic garage/store and erection of a single dwelling.

Location: Land and buildings Adj to Troon Moor Farm, Troon Moor, Troon, Camborne
Grid Ref: 166436/37949
Sent To: Councillor G Winter
Comment Submission Date: 07.10.20
Comm Decision: No objection.

TC Number: **20/136**
CC Number: PA20/07705
Development: Outline application for a dwelling with all matters reserved except access.

Location: Land Adjacent to 25 Church Road, Penponds, Camborne
Grid Ref: 163484/39230
Sent To: Councillor Mrs Weedon
Comment Submission Date: 07.10.20
Comm Decision: No objection, subject to the preservation of the mature trees on the site, and the submission of a satisfactory Tree Survey.

TC Number: **20/138**
CC Number: PA20/07424
Development: Erection of two dwellings.
Location: Greystones, 12 Park Lane, Camborne, Cornwall
Grid Ref: 165425/39809
Sent To: Councillor J Morgan
Comment Submission Date: 07.10.20
Comm Decision: No objection; subject to the access and drainage issues being addressed. And Camborne Town Council note the drainage ditches on either side of the property.

TC Number: **20/145**
CC Number: PA20/08159
Development: Construction of 2 dwellings including demolition of block of garages.
Location: 7 Veau Terrace, Camborne, Cornwall, TR14 7AT
Grid Ref: 165059/39598
Sent To: Councillor J P Collins
Comment Submission Date: 07.10.20
Comm Decision: No objection.

AGENDA ITEM 11

TC Number: **20/146**
CC Number: PA20/05884
Development: To remove, to ground level, Macrocarpa species (M2 on the sketch plan).
Location: Carsilgey, Tregenna Lane, Camborne, TR14 7QT
Grid Ref: 164359/39683
Comment Submission Date: 07.10.20
Comm Decision: Recommend refusal of this application as it has a TPO. In Part 8 of the Town and Country Planning Act 1990 and Town and Country Planning TPO England 2012, it states that the removal of trees with TPOs, and in TPO areas, are to be replaced, and the applicant has not stated that this would be adhered to.

TC Number: **20/147**
CC Number: PA20/07001
Development: Conversion of existing shop into two self-contained studio apartments.
Location: 40A Cross Street, Camborne, TR14 8EY
Grid Ref: 164667/39931
Comment Submission Date: 07.10.20
Comm Decision: Camborne Town Council recommends refusal. The property is in current use as a business and as such does not adhere to the CLP Policy 4.2 paragraphs 3,4,5, and 6, as it has not been advertised for sale as a business for the necessary time period.

TC Number: **20/148**
CC Number: PA20/08141
Development: proposed rear dormer to provide additional bedroom and bathroom.
Location: 71 Carnarthen Street, Camborne, TR14 8UP
Grid Ref: 165270/40056
Comment Submission Date: 07.10.20
Comm Decision: No objection.

TC Number: **20/149**
CC Number: PA20/08104
Development: Proposed surface water attenuation basin in the context of reserved matters consent ref: PA20/00108, dated 02.07.20.
Location: Land Adjacent to Boundervean Lane, Camborne
Grid Ref: 163701/39338
Comment Submission Date: 07.10.20
Comm Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE

