

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 1st September 2020 at 6.30 pm

PRESENT:

| | |
|--------------------------------|----------------------|
| Councillor Ms Z Fox | Chairman |
| Councillor C Godolphin | Vice Chairman |
| Councillor J Collins | |
| Councillor Mrs V Dalley | |
| Councillor J Herd | |
| Councillor V Kelynack | |
| Councillor L Lemon | |
| Councillor Mrs S Weedon | |
| Councillor G Winter | |

IN ATTENDANCE:

Samantha Hughes, Deputy Town Clerk, Janet Ritchie, Committee Support Officer; two members of the public.

The Chairman explained meeting procedures to all present.

P.4332 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4332.2 RESOLVED: that the apologies from Councillors Morgan and Wilkins for non-attendance of the meeting of the Planning and Development Committee held on the 1st September 2020 were received

Proposed by Councillor Ms Fox
Seconded by Councillor Kelynack

On a vote being taken the matter was approved unanimously.

P.4333 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 Kelynack declared an interest in agenda item 10 as she was the applicant of planning application 20/114 (PA20/05992).

Councillor Herd declared an interest in agenda item 10 as he knew the applicants of planning application 20/114 (PA20/05992) well.

Councillor Ms Fox declared an interest in agenda item 10 as she knew the applicant of planning application 20/109 (PA20/06199).

P.4334 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4335 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members of correspondence received from Penponds Village Association regarding open space in the village. This would be an Agenda item for discussion at Full Council.

Late correspondence had been received from Cornwall Wildlife Trust regarding Penponds Woods and the Boswyn Valley but it was not on the agenda to receive.

P.4336 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 4TH AUGUST 2020, TO BE SIGNED BY THE CHAIRMAN AT A LATER DATE

The Chairman suggested that item P.4326.2 was amended from "submit to the delegated officer of Cornwall Council Peter Bainbridge" to read "make representations to Cornwall Council".

P.4336.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 4th August 2020 were received and approved for signing, with amendments

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

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

P.4337 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4338 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.4338.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Applications 20/111 (PA20/05808), 20/115 (PA20/05915), 20/116 (PA20/05159), 20/119 (PA20/06397), 20/121 (PA20/06261), and 20/123 (PA20/06897)

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4339 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)

One member of the public, representing a local business, spoke in support of application PA20/04758, its purpose being to provide additional storage and office space for the business, which would allow for its expansion and ultimately give opportunity for further employment.

The member of the public was thanked for their contribution.

P.4340 TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

Having declared interest in planning application 20/109 (PA20/06199) Councillor Ms Fox left the meeting at 6.43pm and Councillor Godolphin took the Chair.

P.4340.2 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/109 (PA20/06199) but requests that as a condition the annexe is tied to the main dwelling**

Proposed by Councillor Herd
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

Councillor Ms Fox returned to the meeting at 6.44pm and resumed as Chairman.

P.4340.3 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 20/110 (PA20/06093) as the application is retrospective, with provision of a septic tank, with no justification given for the development, and it is a new development in the countryside**

Proposed by Councillor Ms Z Fox
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.4340.4 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/112 (PA20/06055) as it was originally approved in 2016, with conditions, which have now been addressed**

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4340.5 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/113 (PA20/05360)**

Proposed by Councillor Godolphin
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

Having declared an interest in Planning Application 20/114 (PA20/05992) Councillors Kelynack and Herd left the meeting at 6.51pm.

P.4340.6 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/114 (PA20/05992)

Proposed by Councillor Mrs Dalley
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

Councillors Kelynack and Herd returned to the meeting at 6.54pm.

P.4340.7 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/117 (PA20/06314)

Proposed by Councillor Kelynack
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.4340.8 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/118 (PA20/06395), subject to retention of an adjacent mature hedge and mature hawthorn tree and that the annexe is tied to the main dwelling and retained for ancillary use

Proposed by Councillor Ms Fox
Seconded by Councillor Kelynack

On a vote being taken the matter was approved unanimously.

P.4340.9 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/120 (PA20/05854)

Proposed by Councillor Lemon
Seconded by Councillor Weedon

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

Councillor Godolphin requested that it was recorded he had voted against the application.

P.4340.10 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/122 (PA20/05853)**

Proposed by Councillor Lemon
Seconded by Councillor Weedon

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

P.4341 **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED AFTER THE AGENDA COMPILED**

Councillors discussed:

TC Number: **20/124**
CC Number: PA20/04758
Development: Change of use from domestic garden to storage yard including stationing of three storage containers and one office container
Location: 1 Old Blacksmiths Yard, Higher Condurrow, Condurrow, Camborne
Grid Ref: 166085/39257
Comment Submission Date: 02.09.20

The Chairman advised members that no Heritage Impact Assessment had been provided and that there was potential for large vehicle movements on the adjacent footpath.

P.4341.2 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/124 (PA20/04758)**

Proposed by Councillor Godolphin
Seconded by Councillor Collins

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

TC Number: **20/125**
CC Number: PA20/07415
Development: Demolition of two single-storey rear extensions and construction of two new single-storey extensions
Location: 2 Carn View, Treswithian Downs, Camborne
Grid Ref: 162816/40967
Comment Submission Date: 02.09.20

P.4341.3 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/125 (PA20/07415)**

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

One member of the public left the meeting at 7.10pm.

P.4342 **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 its submission on planning application PA20/05469, erection of garage and ancillary building to main house, Killivista, Killivose, Camborne. On the new information received the Town Council submitted, by a majority, 'Agree with the Planning Officer's recommendation'.

On new information received regarding 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, the Town Council submitted, by unanimous decision, to 'Agree with the Planning Officer's recommendation'.

On new information received regarding planning application PA20/04455, proposed single-storey dwelling (pre app PA20/00404/PREAPP), land north of 42 Tehidy Road, Camborne, the Town Council submitted, by unanimous decision, to 'Agree with the Planning Officer's recommendation'.

P.4342.2 **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 Godolphin

On a vote being taken the matter was approved unanimously.

P.4343 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 20/123 (PA20/06659) notification of works to trees in a conservation area – reduction of pittosporum and removal of a tree, 17 Tehidy Road, Camborne, would require input from the Forestry Officer in accordance with the works.

P.4343.2 RESOLVED: that planning applications 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 unanimously.

P.4344 TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE

There were no such applications.

P.4345 TO RECEIVE CORRESPONDENCE FROM THE CHAIRMAN AND THE WEST BRITON REGARDING THE REPORTING OF THE TWO TREGENNA LANE DEVELOPMENTS; AND THE REBUTTAL LETTER SENT BY THE TOWN COUNCIL

P.4345.2 RESOLVED: that correspondence from the Chairman and the West Briton regarding the reporting of the two Tregenna Lane developments; and the rebuttal letter was received

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4346 TO RECEIVE A VERBAL REPORT FROM THE CHAIRMAN REGARDING DISCUSSIONS WITH AKD DEVELOPMENTS REGARDING PA20/00108 LAND OFF TREGENNA LANE, CAMBORNE

The Chairman informed members that she had had a full discussion with a representative from AKD Developments regarding a detailed design for a system to manage surface water run-off from the development.

This Council was consistent in raising environmental issues with new developments and Cornwall Council had approved an outline scheme which would discharge surface water into the Penponds Valley. AKD was working on an eco-friendly design that would address this problem, considering local people's requests for a scheme to alleviate the flow into the water course.

The Chairman had requested that plans for such a scheme were submitted, together with concessions for a landscape and ecological plan, which would require separate approval.

P.4346.2 **RESOLVED: that a verbal report from the Chairman regarding discussions with AKD Developments regarding PA20/00108 land off Tregenna Lane, Camborne was received**

Proposed by Councillor Godolphin
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

The Chairman took agenda items 17, 18 and 19 together

P.4347 **TO RECEIVE CORRESPONDENCE FROM SOUTH WEST WATER REGARDING PA20/00108 LAND OFF TREGENNA LANE, CAMBORNE**

TO RECEIVE CORRESPONDENCE FROM NATURAL ENGLAND REGARDING PA20/00108 LAND OFF TREGENNA LANE, CAMBORNE

TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL PLANNING OFFICER REGARDING PA20/00108 LAND OFF TREGENNA LANE, CAMBORNE

P.4347.2 **RESOLVED: that correspondence from South West Water regarding PA20/00108 land off Tregenna Lane, Camborne, correspondence from Natural England regarding PA20/00108 land off Tregenna Lane, Camborne and correspondence from Cornwall Council Planning Officer regarding land off Tregenna Lane, Camborne was received**

Proposed by Councillor Godolphin
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.4348

TO RECEIVE A CONSULTATION DOCUMENT ON CHANGES TO PLANNING POLICY AND REGULATIONS AND AGREE ANY ACTION

The Chairman informed members of a meeting she had attended regarding the consultation document and that there were already some changes in place regarding permitted rights developments.

The closing date for consultation by local Councils was 1st October.

Discussion took place. Members expressed concern regarding proposed changes to the way local housing would be assessed and implications regarding S106 funding, which could remove involvement at a local level. There was also concern regarding health & safety issues within high rise buildings.

P.4348.2

RESOLVED: that a consultation document on changes to Planning Policy and Regulations was received and that delegated authority was given to the Chairman and Vice Chairman to form a response, which would be emailed to this Committee for approval, before being submitted

Proposed by Councillor Ms Fox
Seconded by Councillor Ms Kelynack

On a vote being taken the matter was approved unanimously

There being no further business the Chairman closed the meeting at 7.30 pm.

SIGNED BY THE CHAIRMAN.....

DATE

APPENDIX 1

TC Number: 20/111
CC Number: PA20/05808
Development: Demolition of conservatory, construction of extension and associated works.
Location: Treverbyn Meadows, Tehidy Road, Camborne
Grid Ref: 164602/41056
Comm. Decision: No objection.

TC Number: 20/115
CC Number: PA20/05915
Development: Proposed single storey extension.
Location: Elmhurst, Treswithian Downs, Camborne, TR14 0PU
Grid Ref: 163298/41080
Comm. Decision: No objection.

TC Number: 20/116
CC Number: PA20/05159
Development: Prior approval for change of use from office Class B1(a) to dwelling house.
Location: DKA Computing, Hooper Lane, Camborne
Grid Ref: 164676/39978
Comm. Decision: No objection.

TC Number: 20/119
CC Number: PA20/06397
Development: Alterations and extension to a dwelling.
Location: 30 Penware Parc, Camborne, TR14 7QR
Grid Ref: 164104/39206
Comm. Decision: No objection.

TC Number: 20/121
CC Number: PA20/06261
Development: T1 Oak – Reduce lowest branch by 2.5m, T2 Sycamore – Reduce lowest 2 branches by 2.5m, T3 Beech – Reduce lowest branch by 2.5m.
Location: Trevow, Shorts Hill, Treslothan, TR14 9LW
Grid Ref: 164929/38526
Comm. Decision: No objection.

TC Number: 20/123
CC Number: PA20/16897
Development: Non-material amendment in relation to decision notice PA19/03556.
Location: Pendarves Mill Bungalow, Mill Lane, Pendarves, Camborne, TR14 ORP
Comm. Decision: No objection.

APPENDIX 2

TC Number: 20/109
CC Number: PA20/06199
Development: Proposed conversion of existing garage, to kitchen. Construction of double garage with ancillary annexe above.
Location: Hunters Lodge, Troon Moor, Troon, Camborne, TR14 9HX
Grid Ref: 166376/37874
Comm. Decision: No objection, but requests that as a condition the annexe is tied to the main dwelling.

TC Number: 20/110
CC Number: PA20/06093
Development: Application for 24-month temporary placement of static caravan and associated works.
Location: Land at TR14 0BA
Grid Ref: 164827/41850
Comm. Decision: Recommends refusal as the application is retrospective, with provision of a septic tank, with no justification given for the development, and it is a new development in the countryside.

TC Number: 20/112
CC Number: PA20/06055
Development: Retention and completion of dwelling, approved under PA15/11350.
Location: Land Adj to 1 Higher Condurrow, Condurrow, Camborne
Grid Ref: 166202/39282
Comm. Decision: No objection, as it was originally approved in 2016, with conditions, which have now been addressed.

TC Number: 20/113
CC Number: PA20/05360
Development: Enlargement and refurbishment of recreation ground play area, including proposed play equipment, outdoor furniture, fencing and rubber surfacing.
Location: Camborne Park, Crane Road, Camborne, TR14 7AH
Grid Ref: 164043/39877
Comm. Decision: No objection.

TC Number: 20/114
CC Number: PA20/05992
Development: Rear extension and garage replacement, following demolition of substandard structures.
Location: 12 Hughville Street, Camborne, TR14 8TR
Grid Ref: 164942/40635
Comm. Decision: No objection.

TC Number: 20/117
CC Number: PA20/16314
Development: side extension, and rear extension.
Location: Tamera, 16 Chapel Close, Kehelland, Camborne, TR14 0DB
Grid Ref: 162519/40761
Comm. Decision: No objection.

TC Number: 20/118
CC Number: PA20/06395
Development: Conversion of existing domestic garage to annexe.
Location: Mae Fran, Carn View Close, Tuckingmill, Camborne
Grid Ref: 165818/41087
Comm. Decision: No objection, subject to retention of an adjacent mature hedge and mature hawthorn tree and that the annexe is tied to the main dwelling and retained for ancillary use.

TC Number: 20/120
CC Number: PA20/05854
Development: Construction of two residential dwellings.
Location: 12 Chapel Square, Troon, Camborne
Grid Ref: 166121/38184
Comm. Decision: No objection.

TC Number: 20/122
CC Number: PA20/05853
Development: Alterations and extension to a dwelling.
Location: 12 Chapel Square, Toon, Camborne
Grid Ref: 166121/38184
Comm. Decision: No objection.

AGENDA ITEM 11

TC Number: **20/124**
CC Number: PA20/04758
Development: Change of use from domestic garden to storage yard including stationing of three storage containers and one office container
Location: 1 Old Blacksmiths Yard, Higher Condurrow, Condurrow, Camborne
Grid Ref: 166085/39257
Comm. Decision: No objection.

TC Number: **20/125**
CC Number: PA20/07415
Development: Demolition of two single-storey rear extensions and construction of two new single-storey rear extensions
Location: 2 Carn View, Treswithian Downs, Camborne
Grid Ref: 162816/40967
Comm. Decision: No objection.

