

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 December 2020 at 6.30 pm

PRESENT:

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

IN ATTENDANCE:

Samantha Hughes, Acting Town Clerk; Melanie Negus, Finance and Administration Assistant; and Lottie Stapleton, Senior Library Officer; and Sally Williams, Library & Council Support Assistant, and Councillor D Atherfold in attendance as a member of the public.

The Chairman explained meeting procedures to all present.

P.4379 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

No apologies, all present

P.4380 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.4381 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4382 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed newly co-opted Councillor Lee McDonald to the Planning and Development Committee.

P.4383 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 3RD NOVEMBER 2020, TO BE SIGNED BY THE CHAIRMAN AT A LATER DATE

P.4383.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on 3rd November 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.4384 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

The Chairman informed members that a member of the Cornwall Wildlife Trust was hoping to attend the February Planning and Development meeting.

The Chairman took Agenda items 9, 10 and 11 together, as there was a member of the public wishing to speak on and appendix 1 application.

David Atherfold spoke briefly on planning application 20/170 (PA20/09741).

P.4385 TO CONSIDER APPENDIX 1 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND DEALT WITH UNDER THE DELEGATED PROCEDURE IN ACCORDANCE WITH MINUTE P.3280.3

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

P.4385.2 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Applications 20/165 (PA20/08753), and 20/170 (PA20/09741)**

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4385.3 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/166 (PA20/09224)**

Proposed by Councillor Godolphin
Seconded by Councillor McDonald

On a vote being taken the matter was approved unanimously.

P.4385.4 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/167 (PA20/09241)**

Proposed by Councillor Morgan
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.4385.5 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 20/168 (PA20/07424). The Town Council had become aware of a recent accident on Park Lane and note that the Northern boundary of the site which gives access onto Park lane was not included in this application. A tall conifer hedge along this boundary severely restricted visibility in access and egress to the site at this location.**

The Town Council also note the absence of a satisfactory drainage plan and a phase 2 contamination survey, as recommended by the initial phase 1 Land contamination assessment.

In light of these issues and CC Officer's comments we cannot recommend approval at this time, and question whether development at this location is sustainable.

If officers were minded to recommend this application for approval The Town Council request that it be referred to the West area Sub Committee, and ask that highway safety be reconsidered, drainage and land contamination issues are resolved; and if approved that all due conditions and restraints are applied

Proposed by Councillor Herd
Seconded by Councillor Ms Fox

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

P.4385.6

RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 20/169 (PA20/09402); subject to a condition being applied tying the development to the stated use, preventing sporadic residential development and urbanisation in the open countryside contrary to Policies 7, 14, 17, 55, & 61 of the NPPF

Proposed by Councillor Mrs Kelynack
Seconded by Councillor Collins

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

P.4386

TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED AFTER THE AGENDA COMPILED

Councillors discussed:

TC Number:	20/171
CC Number:	PA20/10095
Development:	Replacement of roof, demolition of parts of garage and provision of additional parking area.
Location:	The Veterinary Care, Trevithick Road, Camborne, TR14 8LQ
Grid Ref:	164631/40191
Comment Submission Date:	02.12.20
TC Number:	20/172
CC Number:	PA20/10268
Development:	Replacement Scoreboard.
Location:	Camborne Cricket Club, Playing Field Lane, Camborne
Grid Ref:	165493/40927
Comment Submission Date:	02.12.20
TC Number:	20/173
CC Number:	PA20/10098
Development:	Construction of two dwellings and access.
Location:	Land to the South-West of 6 Tregarland Close, Camborne, TR14 7BJ
Grid Ref:	165296/39472
Comment Submission Date:	02.12.20
TC Number:	20/174
CC Number:	PA20/09756
Development:	Erection of a garage and bedroom extension.
Location:	36 Tregaea, Beacon, Camborne

Grid Ref: 165513/39366
Comment Submission Date: 02.12.20

TC Number: **20/175**
CC Number: PA20/10068
Development: New stable and associated works.
Location: 44 Mill Road, Penponds, Camborne, TR14 0QH
Grid Ref: 163209/38743
Comment Submission Date: 02.12.20

TC Number: **20/176**
CC Number: PA20/10134
Development: Demolition of redundant rural buildings and construction of single dwelling with detached garage, with the roof material on dwelling consisting of standing seam copper, cladding around entrance door consisting of copper and assition of two number 900mm x 700mm rooflights to dwelling roof.
Location: Higher Carwynnen, Carwynnen, Camborne
Grid Ref: 165275/37304
Comment Submission Date: 02.12.20

TC Number: **20/177**
CC Number: PA20/10107
Development: Residential development of three dwellings.
Location: Land Adjacent to New Bungalow, Maynes Row, Tuckingmill, Camborne
Grid Ref: 166124/41081
Comment Submission Date: 02.12.20

P.4386.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 20/171 (PA20/10095)

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4386.3 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/172 (PA20/10268)

Proposed by Councillor Godolphin
Seconded by Councillor Herd

On a vote being taken the matter was approved unanimously.

P.4386.4 RESOLVED: that Planning Application 20/173 (PA20/10098) was allocated to Councillor Herd to address, and report back via e-mail to the committee for their consideration. The Majority decision of the committee be

submitted to Cornwall Council; and received at the next meeting of the Planning and Development Committee

Proposed by Councillor Herd
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4386.5 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/174 (PA20/09756)

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4386.6 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/175 (PA20/10068); subject to a condition being applied retaining the development for equestrian or agricultural use only, and demolished when no longer needed for the use specified

Proposed by Councillor Godolphin
Seconded by Councillor Mrs Weedon

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

P.4386.7 RESOLVED: that Planning Application 20/176 (PA20/10134) was allocated to Councillor Mrs Weedon to address, and report back via e-mail to the committee for their consideration. The Majority decision of the committee be submitted to Cornwall Council; and received at the next meeting of the Planning and Development Committee

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4386.8 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 20/177 (PA20/10107)

Proposed by Councillor Ms Fox
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.4387 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 their decision on 20/0 (PA20/05884), Carsilgey, Tregenna Lane, Camborne, TR14 7QT; to remove, to ground level, Macrocarpa species. The Meeting Clerk informed members that on receipt of the additional information received, the Majority decision of Councillor's responses received, was to submit 'Option 1' Agreeing with the Planning Officer's recommendation.

P.4387.2 RESOLVED: that a report on a planning application 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

P.4388 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.4389 TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE

There were no such applications.

P.4390 TO RECEIVE AN OBJECTION LETTER FROM A MEMBER OF THE PUBLIC REGARDING PA20/07424, PROPOSED ERECTION OF TWO DWELLINGS AT GREYSTONES, 12 PARK LANE, CAMBORNE

P.4390.2 RESOLVED: that an objection letter from a member of the public regarding PA20/07424, Proposed erection of two dwellings at Greystones, 12 Park Lane, Camborne was received

Proposed by Councillor Ms Fox
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.4391 TO RECEIVE WRITTEN BULLET POINT REPORTS FROM COUNCILLORS MS FOX AND MRS WEEDON ON INFORMATION OBTAINED FROM ATTENDANCE AT THE CORNWALL COUNCIL PLANNING CONFERENCE ON THE 26TH NOVEMBER 2020

P.4391.2 **RESOLVED: that a bullet point report from Councillor Ms Fox on information obtained from attendance at the Cornwall Council Planning Conference on the 26th November 2020 was received**

Proposed by Councillor Ms Fox
Seconded by Councillor Mrs Weedon

On a vote being taken the matter was approved unanimously.

P.4392 **TO RECEIVE CORRESPONDENCE FROM THE OPEN SPACES SOCIETY, AGREE ACTION AND AUTHORISE ANY ASSOCIATED EXPENDITURE**

P.4392.2 **RESOLVED: that correspondence from the Open Spaces Society was received, and that no action be taken**

Proposed by Councillor Ms Fox
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

P.4393 **TO RECEIVE CONSIDER THE PLANNING & DEVELOPMENT COMMITTEE DRAFT REVENUE BUDGET 2021/2022 AND THREE-YEAR FINANCIAL PLAN AND APPROVE ACTION ACCORDINGLY**

The Acting Town Clerk reported that there was an allocation in the draft budget for the Neighbourhood Plan; and the increase for this committee for 2021/2022 was zero.

P.4393.2 **RESOLVED: that the Planning & Development Committee Draft Revenue Budget 2021/2022 and three-year financial plan was considered and approved**

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 7.41 pm.

APPENDIX 1

TC Number: **20/165**
CC Number: PA20/08753

Development: Replacement roof to existing conservatory.
Location: Woodside, Stennack, Troon, Camborne, TR14 9JY
Grid Ref: 165568/37459
Comment Submission Date: 02.12.20
Comm Decision: No objection.

TC Number: **20/170**
CC Number: PA20/09741
Development: Single storey extension to first floor, constructed on steel timber clad panels and frame to the side of the house. Windows to front and rear with roof to match existing.
Location: 14 Godolphin View, Camborne, TR14 7DR
Grid Ref: 164872/39129
Comment Submission Date: 02.12.20
Comm Decision: No objection.

APPENDIX 2

TC Number: **20/166**
CC Number: PA20/09224
Development: Alterations and extension to dwelling.
Location: 9 Pendarves View, Camborne, TR14 7QL
Grid Ref: 164207/39140
Sent To: Councillor C Godolphin
Comment Submission Date: 02.12.20
Comm Decision: No objection.

TC Number: **20/167**
CC Number: PA20/09241
Development: Removal of conservatory and replaced with two storey extension. Erection of a timber frame extension above existing garage.
Location: 4 Barripper Road, Camborne, TR14 7QN
Grid Ref: 164220/39358
Sent To: Councillor J Morgan
Comment Submission Date: 02.12.20
Comm Decision: No objection.

TC Number: **20/168**
CC Number: PA20/07424
Development: Erection of two dwellings.
Location: Greystones, 12 Park Lane, Camborne, TR14 7TG
Sent To: Councillor Ms Z Fox
Comment Submission Date: 02.12.20
Comm Decision: Recommended refusal of Planning Application 20/168 (PA20/07424). The Town Council had become aware of a recent accident on Park Lane and note that the Northern boundary of the site which gives access onto Park lane was not included in this application. A tall conifer hedge along this boundary severely restricted visibility in access and egress to the site at this location.

The Town Council also note the absence of a satisfactory drainage plan and a phase 2 contamination survey, as recommended by the initial phase 1 Land contamination assessment.

In light of these issues and CC Officer's comments we cannot recommend approval at this time, and question whether development at this location is sustainable.

If officers were minded to recommend this application for approval The Town Council request that it be referred to the West area Sub Committee, and ask that highway safety be reconsidered, drainage and land contamination issues are resolved; and if approved that all due conditions and restraints are applied.

TC Number: **20/169**
CC Number: PA20/09402
Development: Creation of storage barn and associated works.
Location: Rosewarne Mill, Rosewarne Downs, Camborne, TR14 0BD
Grid Ref: 164350/41680
Sent To: Councillor Mrs V Kelynack
Comment Submission Date: 02.12.20
Comm Decision: No objection; subject to a condition being applied tying the development to the stated use, preventing sporadic residential development and urbanisation in the open countryside contrary to Policies 7, 14, 17, 55, & 61 of the NPPF.

AGENDA 11

TC Number: **20/171**
CC Number: PA20/10095
Development: Replacement of roof, demolition of parts of garage and provision of additional parking area.
Location: The Veterinary Care, Trevithick Road, Camborne, TR14 8LQ
Grid Ref: 164631/40191
Comment Submission Date: 02.12.20
Comm Decision: No objection.

TC Number: **20/172**
CC Number: PA20/10268
Development: Replacement Scoreboard.
Location: Camborne Cricket Club, Playing Field Lane, Camborne
Grid Ref: 165493/40927
Comment Submission Date: 02.12.20

TC Number: **20/173**
CC Number: PA20/10098
Development: Construction of two dwellings and access.
Location: Land to the South-West of 6 Tregarland Close, Camborne, TR14 7BJ
Grid Ref: 165296/39472
Comment Submission Date: 02.12.20
Comm Decision: Application 20/173 (PA20/10098) was allocated to Councillor Herd to address, and report back via e-mail to the committee for their consideration. The Majority decision of the committee be submitted to Cornwall Council; and received at the next meeting of the Planning and Development Committee

TC Number: **20/174**
CC Number: PA20/09756

Development: Erection of a garage and bedroom extension.
Location: 36 Treglea, Beacon, Camborne
Grid Ref: 165513/39366
Comment Submission Date: 02.12.20
Comm Decision: No objection.

TC Number: **20/175**
CC Number: PA20/10068
Development: New stable and associated works.
Location: 44 Mill Road, Penponds, Camborne, TR14 0QH
Grid Ref: 163209/38743
Comment Submission Date: 02.12.20
Comm Decision: No objection; subject to a condition being applied retaining the development for equestrian or agricultural use only, and demolished when no longer needed for the use specified.

TC Number: **20/176**
CC Number: PA20/10134
Development: Demolition of redundant rural buildings and construction of single dwelling with detached garage, with the roof material on dwelling consisting of standing seam copper, cladding around entrance door consisting of copper and addition of two number 900mm x 700mm rooflights to dwelling roof.
Location: Higher Carwynnen, Carwynnen, Camborne
Grid Ref: 165275/37304
Comment Submission Date: 02.12.20
Comm Decision: Application 20/173 (PA20/10098) was allocated to Councillor Mrs Weedon to address, and report back via e-mail to the committee for their consideration. The Majority decision of the committee be submitted to Cornwall Council; and received at the next meeting of the Planning and Development Committee.

TC Number: **20/177**
CC Number: PA20/10107
Development: Residential development of three dwellings.
Location: Land Adjacent to New Bungalow, Maynes Row, Tuckingmill, Camborne
Grid Ref: 166124/41081
Comment Submission Date: 02.12.20
Comm Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE

