

# 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 1<sup>st</sup> December 2020 at 6.30 pm**

## PRESENT:

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

## IN ATTENDANCE:

**Samantha Hughes, Acting Town Clerk; Melanie Negus, Finance and Administration Assistant; Lottie Stapleton, Senior Library Officer; 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 3<sup>RD</sup> 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 3<sup>rd</sup> 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 an 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:               | <b>20/171</b>  |
| 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:               | <b>20/172</b>                                       |
| 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:               | <b>20/173</b>  |
| 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:               | <b>20/174</b>                               |
| CC Number:               | PA20/09756                                  |
| Development:             | Erection of a garage and bedroom extension. |
| Location:                | 36 Tregear, Beacon, Camborne                |
| Grid Ref:                | 165513/39366                                |
| Comment Submission Date: | 02.12.20                                    |
- 
- |            |               |
|------------|---------------|
| TC Number: | <b>20/175</b> |
| 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 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

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 had 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

On a vote being taken the matter was approved unanimously.

**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 26<sup>TH</sup> 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 26<sup>th</sup> 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 AND 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 Tregaea, 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 .....

