

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 12th January 2021 at 6.30 pm

PRESENT:

Councillor Ms Z Fox

Councillor C Godolphin

Councillor J Collins

Councillor J Herd

Councillor Mrs V Kelynack

Councillor L McDonald

Councillor J Morgan

Councillor Mrs S Weedon

Chairman

Vice Chairman

IN ATTENDANCE:

Melanie Negus, Finance and Administration Assistant.

The Chairman explained meeting procedures to all present.

P.4394

TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4394.2

RESOLVED: that the apologies from Councillors L Lemon and Wilkins for non-attendance of the meeting of the Planning and Development Committee on the 12th January were received

Proposed by Councillor Ms Fox

Seconded by Councillor Mrs Weedon

On a vote being taken the matter was approved unanimously.

Councillor Collins was experiencing technical difficulties.

P.4395

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.4396 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4397 CHAIRMAN'S ANNOUNCEMENTS

P.4398 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 1ST DECEMBER 2020, TO BE SIGNED BY THE CHAIRMAN AT A LATER DATE

P.4398.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on 1st December 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.4399 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

P.4400 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.4400.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Applications 21/003 (PA20/10269), 21/004 (PA20/10649), 21/006 (PA20/10559), 21/007 (PA20/09804), 21/008 (PA20/09962), 21/009 (PA20/10573), and no objection to 21/010 (PA20/11039); subject to the approval of the Tree Officer

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, 10 and together.

P.4401 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

Due to Councillor Collins experiencing technical difficulties the Chairman deferred planning application 20/001 (PA20/10327) until later in the meeting.

- P.4401.2** **RESOLVED: that Camborne Town Council respond to Cornwall Council regarding Planning Application 21/002 (PA20/08515) that it has concerns regarding the remoteness of the development from the main dwelling, and its closeness to the road, with its own access and post box. If Cornwall Council were minded to approve this application the Town Council request that a condition be applied to the development, tying it to the main dwelling'**

Proposed by Councillor Ms Fox
Seconded by Councillor Herd

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

Councillor Collins established connection to the meeting.

- P.4401.3** **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 21/001 (PA20/10327). The land is not designated in the Cornwall Council Allocation for Development Document; is not infill, it would encroach into the open countryside, and would be contrary to Policies 7,14,17, 55 and 61 of the NPPF. The Town Council would like its concerns noted, that the development would exacerbate serious flooding issues in the village, and that extensive works on the site had already commenced**

Proposed by Councillor Ms Fox
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

- P.4401.4** **RESOLVED: that Camborne Town Council respond to Cornwall Council regarding Planning Application 21/005 (PA19/08707), that it has regrets to any development on this site but can find no reason to object. If Cornwall Council were minded to approve this application the Town Council request that a Protection Order be applied to the site, to protect the water Chute, associated water courses, and the historical features on the site**

Proposed by Councillor Mrs Weedon
Seconded by Councillor L McDonald

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

Councillors Mrs Kelynack and Ms Fox asked that their names be recorded as voting against the motion.

The Chairman deferred planning application 21/011 until later in the meeting as Councillor Morgan was experiencing technical difficulties.

P.4402

TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED AFTER THE AGENDA COMPILED

Councillors discussed:

TC Number: **21/012**
CC Number: PA20/11249
Development: Listed Building Consent for partial demolition and refurbishment.
Location: Camborne Community Centre, South Terrace, Camborne TR14 8SU
Grid Ref: 164742/39736
Comment Submission Date: 13.01.21

TC Number: **21/013**
CC Number: PA20/11248
Development: Partial demolition and general refurbishment to a listed building.
Location: Camborne Community Centre, South Terrace, Camborne TR14 8SU
Grid Ref: 164742/39736
Comment Submission Date: 13.01.21

TC Number: **21/014**
CC Number: PA20/11355
Development: Construction of Agricultural Barn and Animal Shelter.
Location: Land West of Northern Lights, Newton Moor, Troon, Camborne
Grid Ref: 166309/38687
Comment Submission Date: 13.01.21

P.4402.2

RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 21/012 (PA20/11249)

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4402.3

RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 21/013 (PA20/11248)

Proposed by Councillor Godolphin
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.4402.4 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 21/014 (PA20/11355); subject to the approval of the World Heritage Site Officer, and the Cornwall Council Land Agent; but have concerns that it could encroach on a World Heritage Asset**

Proposed by Councillor Godolphin
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

Councillor re-established connection and the Chairman addressed planning application 20/011 (PA20/11261).

P.4402.5 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 21/011 (PA20/11261)**

Proposed by Councillor Morgan
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.4403 **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.4404 **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: PA20/10761
Proposal: T1 - 1 x previously pollarded semi mature Sycamore - re-pollard at height of previous operation (approx. 5m height x 2m spread)
 T2 - 1 x 3 stemmed previously pollarded semi mature Sycamore - same detail as above - to relieve shading of adjacent gardens.
Location: 11 Adelaide Street Camborne TR14 8HH
Applicant: Karen Stephens The Church Of England Pensions Board

P.4404.2 RESOLVED: that a planning application 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.4405 TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE

There were no such applications.

P.4406 TO RECEIVE A WRITTEN BULLET POINT REPORT FROM COUNCILLORS MRS WEEDON ON INFORMATION OBTAINED FROM ATTENDANCE AT THE CORNWALL COUNCIL PLANNING CONFERENCE ON THE 26TH NOVEMBER 2020

P.4406.2 RESOLVED: that a written bullet point report from Councillor Mrs Weedon 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 Kelynack

On a vote being taken the matter was approved unanimously.

P.4407 TO RECEIVE COMMENTS SUBMITTED ON PLANNING APPLICATIONS:

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
Sent To: Councillor J Herd
Comment Submission Date: 17.12.20
Comm Decision: Camborne Town Council recommend refusal of this application on the grounds that it does not comply with NPPF Policy 108, b) safe and suitable access can be achieved for all users. Should this application be permitted, the Town Council requests that a tree report, including tree root protection plan and replanting scheme be a condition on the development.

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
Sent To: Councillor Mrs Weedon
Comment Submission Date: 17.12.20
Comm Decision: No objection.

P.4407.2 RESOLVED: that comments submitted on planning applications 20/173 (PA20/10098), and 20/176 (PA20/10134), were received

Proposed by Councillor Godolphin
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.4408 TO RECEIVE A PLANNING APPEAL NOTIFICATION FOR PA10/02687 LAND OFF TREGENNA FIELDS, CAMBORNE; FULL PLANNING PERMISSION FOR 23 DWELLINGS, INCLUDING AFFORDABLE HOUSING, LANDSCAPE, ACCESS AND ASSOCIATED INFRASTRUCTURE

P.4408.2 RESOLVED: that a Planning Appeal Notification for PA10/02687 Land off Tregenna Fields, Camborne; Full planning permission for 23 dwellings, including affordable housing, landscape, access and associated infrastructure, was received

Proposed by Councillor Godolphin
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.17 pm.

APPENDIX 1

TC Number: **21/003**
CC Number: PA20/10269
Development: Proposed single storey side extension, Porch and internal alterations to dwelling.

Location: Higher Kehelland Farm, Higher Kehelland, Camborne
Grid Ref: 162057/40872
Comment Submission Date: 13.01.21
Comm Decision: No objection.

TC Number: **21/004**
CC Number: PA20/10649
Development: Proposed garage extension.
Location: Little Rosewarne, Tehidy Road, Camborne, TR14 8LL
Grid Ref: 164489/40810
Comment Submission Date: 13.01.21
Comm Decision: No objection.

TC Number: **21/006**
CC Number: PA20/10559
Development: Removal of garage/shed and erection of a glamping pod with variation of condition 3 of decision notice PA20/01179 dated 25.06.2020.
Location: Ferndale Cottage, Treswithian Downs, Camborne
Grid Ref: 162913/41280
Comment Submission Date: 13.01.21
Comm Decision: No objection.

TC Number: **21/007**
CC Number: PA20/09804
Development: Removal of the self-contained annex and erection of a first floor side extension over the former annex. Demolition of an existing side garage and in its place erection a two storey side extension.
Location: West Seaton House, Boiler Works Road, North Roskear, Camborne
Grid Ref: 165197/41160
Comment Submission Date: 13.01.21
Comm Decision: No objection.

TC Number: **21/008**
CC Number: PA20/09962
Development: 3 Elevation signs.
Location: Unit A1 Formal Industrial Estate, Treswithian, Camborne, TR14 0PY
Grid Ref: 163502/40558
Comment Submission Date: 13.01.21
Comm Decision: No objection.

TC Number: **21/009**
CC Number: PA20/10573
Development: Extension to single storey porch.
Location: 14 Wheal Gerry, Camborne TR14 8TY
Grid Ref: 165058/40762
Comment Submission Date: 13.01.21
Comm Decision: No objection.

TC Number: **21/010**
CC Number: PA20/11039
Development: T1 – 1 x late mature sycamore – fell due to structural defects compounded by poor physiological – replace with 1 x hornbeam.
Location: 5 Lowenac Gardens, Camborne, TR14 7EX

Grid Ref: 164504/39840
Comment Submission Date: 13.01.21
Comm Decision: No objection.

APPENDIX 2

TC Number: **21/001**
CC Number: PA20/10327
Development: Outline planning with access reserved for the permission of 5 proposed dwelling houses.
Location: Land North of Woodcocks Roost, Barrripper, Camborne
Grid Ref: 163617/38439
Sent to: Councillor J P Collins
Comment Submission Date: 13.01.21
Comm Decision: Recommended refusal of Planning Application 21/001 (PA20/10327). The land was not designated in the Cornwall Council Allocation for Development Document; was not infill, it would encroach into the open countryside, and would be contrary to Policies 7,14,17, 55 and 61 of the NPPF. The Town Council would like its concerns noted, that the development would exacerbate serious flooding issues in the village, and that extensive works on the site had already commenced.

TC Number: **21/002**
CC Number: PA20/08515
Development: Certificate of existing lawful use of log cabin for domestic use, consisting of one living room/bedroom.
Location: Building North East of Rose Cottage, Grass Valley, Treswithian Downs, Camborne
Grid Ref: 162665/41588
Sent to: Councillor J Herd
Comment Submission Date: 13.01.21
Comm Decision: The Town Council had concerns regarding the remoteness of the development from the main dwelling, and its closeness to the road with its own access and post box. If Cornwall Council were minded to approve this application the Town Council requested that a condition be applied to the development, tying it to the main dwelling.

TC Number: **21/005**
CC Number: PA19/08707
Development: Construction of a three-bedroom cottage with two car parking.
Location: Land West of 23 Knave Go By, Beacon, Camborne, TR14 9AE
Grid Ref: 165253/38884
Sent to: Councillor Mrs S Weedon
Comment Submission Date: 13.01.21
Comm Decision: The Town Council had regrets to any development on this site but can find no reason to object. If Cornwall Council were minded to approve this application the Town Council requested that a Protection Order be applied to the site, to protect the water Chute, associated water courses, and the historical features on the site.

TC Number: **21/011**
CC Number: PA20/11261

Development: Proposed single storey and side 2 storey extensions.
Location: Morthen, Polgine Lane, Troon, Camborne
Grid Ref: 166255/38320
Sent to: Councillor J Morgan
Comment Submission Date: 13.01.21
Comm Decision: No objection.

AGENDA ITEM 11

TC Number: **21/012**
CC Number: PA20/11249
Development: Listed Building Consent for partial demolition and refurbishment.
Location: Camborne Community Centre, South Terrace, Camborne TR14 8SU
Grid Ref: 164742/39736
Comment Submission Date: 13.01.21
Comm Decision: No objection.

TC Number: **21/013**
CC Number: PA20/11248
Development: Partial demolition and general refurbishment to a listed building.
Location: Camborne Community Centre, South Terrace, Camborne TR14 8SU
Grid Ref: 164742/39736
Comment Submission Date: 13.01.21
Comm Decision: No objection.

TC Number: **21/014**
CC Number: PA20/11355
Development: Construction of Agricultural Barn and Animal Shelter.
Location: Land West of Northern Lights, Newton Moor, Troon, Camborne
Grid Ref: 166309/38687
Comment Submission Date: 13.01.21
Comm Decision: No objection; subject to the approval of the World Heritage Site Officer, and the Cornwall Council Land Agent; but have concerns that it could encroach on a World Heritage Asset

SIGNED BY THE CHAIRMAN.....

DATE