

# Meeting Minutes

The Passmore Edwards Building, The Cross, Cross Street, Camborne TR14 8HA Tel: 01209 612406 enquiries@camborne-tc.gov.uk

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## MINUTES:

**of the meeting of Planning and Development Committee held remotely via Zoom on Tuesday 2<sup>nd</sup> February 2021 at 6.30 pm**

## PRESENT:

**Councillor Ms Z Fox**

**Councillor C Godolphin**

**Councillor Collins**

**Councillor L McDonald**

**Councillor J Morgan**

**Councillor Mrs S Weedon**

**Chairman**

**Vice Chairman**

**(from point mentioned)**

## IN ATTENDANCE:

**Samantha Hughes, Acting Town Clerk; Melanie Negus, Finance and Administration Assistant; Tom Shelley, representing Cornwall Wildlife Trust; Anastasia Long, representing Live West; Councillor David Atherfold (Cornwall Council); three members of the public.**

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The Chairman explained meeting procedures to all present.

### **P.4409 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

**P.4409.2 RESOLVED: that the apologies from Councillors L Lemon and Wilkins for non-attendance of the meeting of the Planning and Development Committee on 2<sup>nd</sup> February were received**

Proposed by Councillor Ms Fox

Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

Councillors Collins and Mrs Kelynack were experiencing technical difficulties connecting to the meeting.

**P.4410 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.4411 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.4412 CHAIRMAN'S ANNOUNCEMENTS**

Members had agreed to send a representative to the Appeal meeting regarding the Tregenna Fields development.

Councillor Collins joined the meeting at 7.39pm and apologised for late arrival, owing to connection issues.

**P.4413 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON 12<sup>th</sup> JANUARY 2021, TO BE SIGNED BY THE CHAIRMAN AT A LATER DATE**

**P.4413.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on 12<sup>th</sup> January 2021 were received and approved for signing by the Chairman**

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.4414 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.4415 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.4415.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 21/015 (PA20/11305); 21/017 (PA21/00218); 21/018 (PA20/11198); 21/019 (PA20/10233), subject to the approval of the Tree Officer; 21/021 (PA20/00512); 21/022 (PA20/00402); 21/024 (PA21/00122)**

Proposed by Councillor Ms Fox

Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

Planning Application 21/023 (PA21/00426) was moved to item 12 on the agenda, for consideration with Appendix 2 applications.

**P.4416**

**TO RECEIVE A PRESENTATION FROM A REPRESENTATIVE OF CORNWALL WILDLIFE TRUST**

Mr Tom Shelley, Conservation Officer at Cornwall Wildlife Trust, gave a presentation regarding the protection and enhancement of wildlife spaces in Cornwall. It covered Protection orders for woodlands, creation of habitat corridors, wildlife resources mapping to highlight land and spaces available. He emphasised the importance of Neighbourhood Plans as offering some protection against development on greenfield and open spaces.

Mr Shelley was thanked for his presentation.

**P.4417**

**TO RECEIVE A PRESENTATION FROM LIVEWEST ON A PROPOSED DEVELOPMENT AT POLGINE LANE, TROON, CAMBORNE**

Ms Anastasia Long, of LiveWest, gave a presentation outlining her company's draft plans for a scheme of thirty affordable homes and two disability bungalows at Polgine Lane, Troon.

Discussion took place and Ms Long answered members' questions and concerns regarding means of surface water disposal; development of a green site; drainage issues on the site; traffic and infrastructure issues and a lack of community consultation regarding the development.

Ms Long was thanked for her report.

**P.4418**

**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)**

The representative from Troon Residents Association asked Livewest some questions and talked about the site not being suitable for development due to flooding, and drainage issues and mentioned that there has not been any community engagement with the local community about this proposal. Also, that it is a green field site and they would much prefer a brown field site in the area was used for any new development.

Cornwall Councillor David Atherfold also brought attention to the poor traffic links and general traffic issues in the area.

**P.4419 TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL**

**P.4419.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 21/016 (PA21/00249)**

Proposed by Councillor Herd  
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

**P.4419.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 21/020 (PA20/10098), as it understands that previous access issues have not been resolved, that it should be in writing that the submitted tree report and replanting are a condition of development and that it has been reported the site contains Japanese Knotweed**

Proposed by Councillor Ms Fox  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

**P.4419.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 21/023 (PA21/00426), subject to a condition being applied to preserve the hedgerow and mature trees which form part of the application**

Proposed by Councillor Godolphin  
Seconded by Councillor Ms Fox

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

**P.4420 TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED AFTER THE AGENDA COMPILED**

**Councillors discussed:**

TC Number: **21/025**  
CC Number: PA21/00630  
Development: Demolition of existing domestic garages and large store, and the erection of a block of 4 x 3-bedroom residential dwellings with front driveway parking

Location: 28A North Parade, Camborne TR14 8BL  
Grid Ref: 165095/40286  
Comment Submission Date: 03.02.21

TC Number: **21/026**  
CC Number: PA21/00748  
Development: Planning permission for a rear extension.  
Location: 53 Pendarves Street, Troon, Camborne TR14  
9EG  
Grid Ref: 16638/37941  
Comment Submission Date: 03.02.21

**P.4420.2 RESOLVED: that Councillor Morgan would report back to this Committee regarding Planning Application 21/025 (PA21/00630)**

Proposed by Councillor Ms Fox  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

**P.4420.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 21/026 (PA21/00748)**

Proposed by Councillor Ms Fox  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

**P.4421 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**

TC Number: **20/168**  
CC Number: PA20/07424  
Development: Erection of two dwellings.  
Location: Greystones, 12 Park Lane, Camborne, TR14 7TG  
Comment Submission Date: 02.12.20  
Com. Decision: Option 2 : Agree to Disagree.

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 25.06.20  
Location: Ferndale Cottage, Treswithian Downs, Camborne  
Comment Submission Date: 13.01.21  
Com. Decision: Option 1 : Agree with Planning Officer.

**P.4421.2**                    **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.4422**                    **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:     PA21/00684  
Proposal:        Removal of tree in back garden.  
Location:        19 Trelawney Road, Camborne TR14 7LN

Application:     PA21/00721  
Proposal:        Cut down conifers, tree 1 and tree 2.  
Location:        18 College Street, Camborne TR14 7LE

**P.4422.2**                    **RESOLVED: that planning applications from Cornwall Council for works which Cornwall Council will decide under delegated authority were received**

Proposed by Councillor Ms Fox  
Seconded by Councillor Morgan

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

**P.4423**                    **TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE**

**PA18/08586 Proposal: Erection of two dwellings and formation of new access Location: The Old Nursery Higher Penponds Road Penponds Camborne Cornwall TR14 0QG**

**P.4423.2**                    **RESOLVED: that notification of planning application PA18/08586 to be decided by Cornwall Council Planning Committee was received**

Proposed by Councillor Godolphin  
Seconded by Councillor Herd

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.06 pm.

## **APPENDIX 1**

TC Number: **21/015**  
CC Number: PA20/11305  
Development: Erection of extension to dwelling, and separate garage.  
Location: Ramsgate Cottage, Pendarves, Camborne TR14 0RQ  
Grid Ref: 164241/38457  
Comment Submission Date: 03.02.21  
Com. Decision: No objection

TC Number: **21/017**  
CC Number: PA21/00218  
Development: To construct a second storey extension.  
Location: 6 North Parade, Camborne, TR14 8BJ  
Grid Ref: 164962/40229  
Comment Submission Date: 03.02.21  
Com. Decision: No objection

TC Number: **21/018**  
CC Number: PA20/11198  
Development: Replacement domestic garage.  
Location: Laramie, North Roskear Road, Tuckingmill, Camborne  
Grid Ref: 165272/40847  
Comment Submission Date: 03.02.21  
Com. Decision: No objection.

TC Number: **21/019**  
CC Number: PA20/10233  
Development: Various tree works.  
Location: Duchy College, Rosewarne Downs, Camborne TR14 0AB  
Grid Ref: 164588/41174  
Comment Submission Date: 03.02.21  
Com. Decision: No objection, subject to the approval of the Tree Officer.

TC Number: **21/021**  
CC Number: PA20/00512  
Development: Proposed rear extension.  
Location: 14 Fore Street, Beacon, Camborne  
Grid Ref: 165372/39342  
Comment Submission Date: 03.02.21  
Com Decision: No objection.

TC Number: **21/022**  
CC Number: PA21/00402

Development: Erecting of a double garage with office space to first floor.  
Location: Ivy House, Chapel Hill, Brea, Camborne, TR14 9AZ  
Grid Ref: 166549/40016  
Comment Submission Date: 03.02.21  
Com. Decision: No objection.

TC Number: **21/024**  
CC Number: PA21/00122  
Development: Proposed single storey rear bedroom extension.  
Location: 24 Holman Avenue, Camborne, TR14 7JQ  
Grid Ref: 164103/40572  
Comment Submission Date: 03.02.21  
Com. Decision: No objection.

## **APPENDIX 2**

TC Number: **21/016**  
CC Number: PA21/00249  
Development: Demolition of existing conservatory and outbuildings, erection of a two-storey rear extension to a private domestic dwelling house.  
Installation of solar panels on existing roof.  
Location: 7 Basset Street, Camborne TR14 8SW  
Grid Ref: 164747/39812  
Comment Submission Date: 03.02.21  
Com. Decision: No objection.

TC Number: **21/020**  
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: 03.02.21  
Com. Decision: recommend refusal of Planning Application PA20/10098 as it understands that previous access issues have not been resolved, that it should be in writing that the submitted tree report and replanting are a condition of development and that it has been reported the site contains Japanese Knotweed

TC Number: **21/023**  
CC Number: PA21/00426  
Development: Outline planning consent with all matters reserved for the demolition of two dwellings.  
Location: Poltair Annex, Fore Street, Barripper, Camborne  
Grid Ref: 163605/38477  
Comment Submission Date: 03.02.21  
Com. Decision: No objection; subject to a condition being applied to preserve the hedgerow and mature trees which form part of the application.



**AGENDA ITEM 13 (additional applications received)**

TC Number: **21/025**  
CC Number: PA21/00630  
Development: Demolition of existing domestic garages and large store, and the erection of a block of 4 x 3-bedroom residential dwellings with front driveway parking.  
Location: 28A North Parade, Camborne, TR14 8BL  
Grid Ref: 165095/40286  
Comment Submission Date: 03.02.21  
Com. Decision: Decision pending Councillor's report.

TC Number: **21/026**  
CC Number: PA21/00748  
Development: Planning permission for a rear extension.  
Location: 53 Pendarves Street, Troon, Camborne, TR14 9EG  
Grid Ref: 166038/37941  
Comment Submission Date: 03.02.21  
Com. Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE .....

