

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 in The Council Chamber, The Passmore Edwards Building, The Cross, Cross Street, Camborne, TR14 8HA on Tuesday 6th July 2021 at 6.30pm

PRESENT:

Councillor Ms Fox	Chairman
Councillor C Godolphin	Vice Chairman
Councillor D Atherfold	
Councillor M Champion	
Councillor N Heather	
Councillor R Congdon	
Councillor P Mills	
Councillor S Weedon	

IN ATTENDANCE:

Melanie Negus, Administrative Assistant.

The Chairman explained the safety procedures to all present.

P.4491 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4491.2 RESOLVED: that the apologies from Councillors McDonald for non-attendance, and Councillor Congdon for leaving at 7.30 pm, of the meeting of the Planning and Development Committee held on the 6th July 2021 were received

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4492 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.4493 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4494 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.4495 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 1ST JUNE 2021 AND THE CHAIRMAN TO SIGN THEM

Amendments:

P.4477 amended to, 'Apologies from Councillor Miles had been submitted to the office'.

P4484 amended; the word 'not' inserted between, and, and, subsidiary, on the fourth line.

Page 3474, 21/085, the words 'or Airbnb', removed from the Committee Decision.

P.4495.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 1st June 2021, with three minor amendments, were received and approved, for signing by the Chairman

Proposed by Councillor Z Fox

Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously by those entitled to vote.

P.4496 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4497 TO CONSIDER APPENDIX 1 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND DEALT WITH UNDER THE DELEGATED PROCEDURE IN ACCORDANCE WITH MINUTE P.3280.3

The Committee considered the recommendations of the Chairman and Vice Chairman for Appendix 1 applications and it was duly proposed and seconded that Cornwall Council be advised accordingly.

On receiving requests from Councillors planning applications 21/096 (PA21/05364), 21/098 (PA21/06109), 21/102 (PA21/06449), were moved to Appendix 2.

P.4497.2 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 21/091 (PA21/04486), 21/092 (PA21/05104), 21/095 (PA21/04241), 21/099 (PA21/04985), 21/100 (PA21/05648), and 21/105 (PA21/05682); and that it fully supports 21/104 (PA21/05014)**

Proposed by Councillor Z Fox
Seconded by Councillor S Weedon

On a vote being taken the matter was approved unanimously.

P.4498 **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.4498.2 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of planning application 21/093 (PA21/05058). The site is outside of the physical boundaries of the existing settlement of Troon and is therefore open countryside as defined under paragraph 2.33 of the Cornwall Local Plan Strategic Policies 2010-2030. The site lies within the Camborne and Redruth Mining Districts of the World Heritage Site, and the proposed development would not be in keeping with the locality and be harmful to the character and appearance of the countryside, and the World Heritage Site. The development would be overbearing, overlooking, and cause loss of light to neighbouring properties, it would also constitute overdevelopment of the site. Furthermore the land has arsenic contamination which if not addressed could be harmful to future residents of the development**

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved by a Majority, with one abstention.

P.4498.3 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 21/094 (PA21/04849) in principle, but would**

like its concerns noted regarding, overlooking, loss of light, and overbearing to the neighbouring property

Proposed by Councillor S Weedon
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved Unanimously.

P.4498.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that they are unable to submit comments on application 21/096 (PA21/05364) at this time, due to there being insufficient information provided

Proposed by Councillor Z Fox
Seconded by Councillor R Congdon

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

P.4498.5 RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of planning application 21/097 (PA21/05117). The proposed two flats appear to not be in keeping with the WHS area. The pre-application advice had concerns that the development was 'asking too much of the plot', suggesting overdevelopment. There are potential issues regarding access/right of way, and potential damage to the neighbouring property that the demolition could cause.

Proposed by Councillor R Congdon
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved Unanimously.

P.4498.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it it recommends refusal of planning application 21/098 (PA21/06109), it would be out of keeping with with the rest of the Grade II Listed building, and the World Heritage Area; but would recommend that white painted render would be more appropriate

Proposed by Councillor S Weedon
Seconded by Councillor D Atherfold

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

P.4498.7 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to planning application 21/101 (PA21/05221)

Proposed by Councillor C Godolphin

Seconded by Councillor R Congdon

On a vote being taken the matter was approved unanimously.

P.4498.8 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of planning application 21/102 (PA21/06449), due to the lack of justification for the changes**

Proposed by Councillor S Weedon
Seconded by Councillor R Congdon

On a vote being taken the matter was approved Unanimously.

P.4498.9 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 21/103 (PA21/05656) subject to the retention of all mature trees that cannot be justifiably removed, and any trees that have to be removed be replaced**

Proposed by Councillor C Godolphin
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4499 **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

P.4499.2 **RESOLVED: that Camborne Town Council deferred Planning Applications 21/106 (PA21/05897), and 21/107 (PA21/05229) to the next meeting of the Planning and Development Committee on the 3rd August 2021**

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

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

P.4500 **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 Planning Officers requested that Camborne Town Council re-visit their decisions on planning applications:

TC Number: **21/078**

CC Number: PA21/02736
Development: Proposed conversion of large open plan ground floor garage to flat.
Location: The Stables, 2C Carnarthen Street, Camborne, TR14 8UW
Comment Submission Date: 02.06.21
Comm Decision: No objection in principle, subject to conditions being applied to address parking and access issues, and a condition being applied restricting the development to family use only.
Response to Cornwall Council 'Option 2', Agree to disagree, with planning Officer's recommendation.

TC Number: **21/055**
CC Number: PA20/06565
Development: New dwelling and change of use from agricultural to domestic curtilage.
Location: Stack View, Lower Condurrow, Condurrow, Camborne
Applicant: Mr P Tresidder
Grid Ref: 166744/39151
Comment Submission Date: 05.05.21
Comm Decision: No objection.
Response to Cornwall Council 'Option 1', Agree with planning Officer's recommendation.

P.4500.2 **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 Z Fox
Seconded by Councillor C Godolphin

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

P.4501 **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.4502 **TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE**

There were no such applications.

The Chairman took the next three Agenda items en-bloc.

P.4503 TO RECEIVE AN APPEAL NOTIFICATION FOR PA20/07705, LAND ADJ TO NUMBER 25 CHURCH ROAD, PENPONDS, CAMBORNE

TO RECEIVE AN APPEAL NOTIFICATION FOR PA20/10327, LAND NORTH OF WOODCOCKS ROOST, BARRIPER, CAMBORNE

TO RECEIVE AN APPEAL NOTIFICATION FOR PA18/08586, THE OLD NURSERY, HIGHER PENPONDS ROAD, PENPONDS, CAMBORNE

P.4503.2 **RESOLVED:** that Appeal Notifications for for PA20/07705, Land Adj to number 25 Church Road, Penponds, Camborne; PA20/10327, Land North of Woodcocks Roost, Barripper, Camborne; PA18/08586, The Old Nursery Higher Penponds Road, Penponds, Camborne, were received. Delegated authority to the Chairman and Vice Chairman to take any action needed on the appeals, was approved

Proposed by Councillor Z Fox
Seconded by Councillor S Weedon

On a vote being taken the matter was approved unanimously.

P4504 **TO RECEIVE AND APPROVE THE CAMBORNE TOWN COUNCIL'S C19 RISK ASSESSMENT FOR ATTENDING FACE TO FACE MEETINGS AT THE PASSMORE EDWARDS BUILDING**

P.4504.2 **RESOLVED:** that the Camborne Town Council's C19 Risk Assessment for Attending Face to Face Meetings at the Passmore Edwards Building, was received and approved

Proposed by Councillor C Godolphin
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.28 pm.

APPENDIX 1

TC Number: **21/091**
CC Number: PA21/04486
Development: Erection of garden building to be used as office/recreational space.
Location: Rosehaven, 10 Mill Road, Penponds, TR14 0QH
Grid Ref: 163482 / 39185
Comment Submission Date: 07.07.21
Comm Decision: No objection

TC Number: **21/092**
CC Number: PA21/05104
Development: Conversion and extension of existing dwelling to form two flats
Location: 1 Tolcarne Street, Camborne, Cornwall, TR14 8JH
Grid Ref: 164949/39903
Comment Submission Date: 07.07.21
Comm Decision: No objection

TC Number: **21/095**
CC Number: PA21/04241
Development: To build 2 new flats
Location: West Country Family Butchers 10 Trelowarren Street, Camborne, Cornwall
Grid Ref: 164772/40103
Comment Submission Date: 07.07.21
Comm Decision: No objection

TC Number: **21/099**
CC Number: PA21/04985
Development: Proposed first floor, flat roofed rear extension.
Location: 4 Carnarthen Street, Camborne, TR14 8UW
Grid Ref: 165158/39881
Comment Submission Date: 07.07.21
Comm Decision: No objection

TC Number: **21/100**
CC Number: PA21/05648
Development: Construction of a Conservatory.
Location: 18 Trennerthen Close, Camborne, TR14 9ER
Grid Ref: 166146/37841
Comment Submission Date: 07.07.21
Comm Decision: No objection

TC Number: **21/104**
CC Number: PA21/05014
Development: Change of use to public open space
Location: The Nursery, Mill Road, Penponds, Camborne
Grid Ref: 163611/39124
Comment Submission Date: 07.07.21
Comm Decision: No objection, the Town Council fully supports this application.

TC Number: **21/105**
CC Number: PA21/05682
Development: Proposal to install 2 x new gas cooler at roof and 2 x new refrigeration packs in service yard covered by timber fence and gate along with Armco barrier
Location: Tesco, Wesley Street, Camborne TR14 8DT
Grid Ref: 165254/40165
Comment Submission Date: 07.07.21
Comm Decision: No objection

APPENDIX 2

TC Number: **21/093**
CC Number: PA21/05058

Development: Reserved matters application for the erection of up to 9 dwellings following outline approval PA17/08778
Location: Land NE of Polgine Lane, Troon, Cornwall
Grid Ref: 1666431/38436
Comment Submission Date: 07.07.21
Sent to: Councillor D Atherfold
Comm Decision: Camborne Town Council recommend refusal of this application. The site is outside of the physical boundaries of the existing settlement of Troon and is therefore open countryside as defined under paragraph 2.33 of the Cornwall Local Plan Strategic Policies 2010-2030. The site lies within the Camborne and Redruth Mining Districts of the World Heritage Site, and the proposed development would not be in keeping with the locality and be harmful to the character and appearance of the countryside, and the World Heritage Site. The development would be overbearing, overlooking, and cause loss of light to neighbouring properties, it would also constitute overdevelopment of the site. Furthermore the land has arsenic contamination which if not addressed could be harmful to future residents of the development.

TC Number: **21/094**
CC Number: PA21/04849
Development: The proposal is to build a three-bedroom detached house on land which has been vacant for numerous years.
Location: Land adjacent to Number 1 Dolcoath Avenue, Camborne, TR14 8RY
Grid Ref: 165822/40294
Comment Submission Date: 07.07.21
Sent to: Councillor S Weedon
Comm Decision: Camborne Town Council has no objection in principle, but would like its concerns noted regarding, overlooking, loss of light, and overbearing to the neighbouring property.

TC Number: **21/096**
CC Number: PA21/05364
Development: Installation of Mezzanine construction of Orangery and Associated works.
Location: The Coach House, Roseworthy Hill, Roseworthy, TR14 0DU
Grid Ref: 161530/39821
Comment Submission Date: 07.07.21
Comm Decision: Camborne Town Council are unable to submit comments on this application at this time, due to there being insufficient information provided.

TC Number: **21/097**
CC Number: PA21/05117
Development: Demolition of existing dwelling and erection of two flats
Location: 39 Lower Pengegon, Pengegon, Camborne, Cornwall
Grid Ref: 165880/39992
Comment Submission Date: 07.07.21
Sent to: Councillor R Congdon
Comm Decision: Recommend refusal of planning application 21/097 (PA21/05117). The proposed two flats appear to not be in keeping with the WHS area. The pre-application advice had concerns that the development was 'asking too much of the plot', suggesting overdevelopment. There are potential issues regarding

access/right of way, and potential damage to the neighbouring property that the demolition could cause.

TC Number: **21/098**
CC Number: PA21/06109
Development: Non-material amendment in relation to decision notice PA19/09759 dated 07.11.2019.
Location: The Lowenac Hotel, 34 Basset Road, Camborne, TR14 8SL
Comment Submission Date: 07.07.21
Comm Decision: Recommend refusal of this development, as it would be out of keeping with with the rest of the Grade II Listed building, and the World Heritage Area; but would recommend that white painted render would be more appropriate.

TC Number: **21/101**
CC Number: PA21/05221
Development: Listed building consent for the extensive re-roofing, associated works, repointing and internal repairs to the main building. In connection with the proposed works is minor internal redecoration and refurbishment to the two storey Grade II listed building located on Cross Street, Camborne.
Location: Camborne Library, Cross Street, Camborne, TR14 8HA
Grid Ref: 164795/39824
Comment Submission Date: 07.07.21
Sent to: Councillor Z Fox
Comm Decision: No objection.

TC Number: **21/102**
CC Number: PA21/06449
Development: Non-material amendment for a change in cladding on the south, east and west elevations and a window changed to French doors on the north elevation, with respect to decision notice PA17/00552
Location: Reens Farm, Tolcarne Road, Beacon, TR14 9AB
Comment Submission Date: 07.07.21
Comm Decision: Recommend refusal, due to the lack of justification for the changes.

TC Number: **21/103**
CC Number: PA21/05656
Development: Rear single storey extension and alteration and redesign of existing space to fit in with modern family life.
Location: 17 Pendarves View, Camborne, TR14 7QL
Grid Ref: 164236/39264
Comment Submission Date: 07.07.21
Sent to: Councillor C Godolphin
Comm Decision: No objection, subject to the retention of all mature trees that cannot be justifiably removed, and any trees that have to be removed be replaced.

SIGNED BY THE CHAIRMAN.....

DATE