

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 2nd November 2021 at 6.30 pm

PRESENT:

Councillor Ms Fox	Chairman
Councillor C Godolphin	Vice Chairman
Councillor D Atherfold	
Councillor R Congdon	
Councillor L McDonald	
Councillor P Mills	
Councillor S Weedon	

IN ATTENDANCE:

Melanie Negus, Administrative Support Officer; Sally Williams, Committee Support Officer; Sarah Rayner, Office Administrative Assistant, and one member of the public.

P.4544 MEETING PROCEDURES

The Chairman explained the safety procedures to all present.

P.4545 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4545.2 RESOLVED: that the apologies from Councillors M Champion, and N Miles, for non-attendance of the meeting of the Planning and Development Committee held on the 2nd November 2021 were received

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

There were no apologies received from Councillor N Heather.

P.4546 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.4547 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4548 CHAIRMAN'S ANNOUNCEMENTS

The Meeting Clerk informed members of the large number of planning applications received late, to be addressed under Agenda item 11, and the time restrictions implemented on them. She advised that any applications unable to be determined during the meeting, be allocated to a Councillor to address, and report back via e-mail to the Planning Committee and Clerk, for a decision for submission; as the time restrictions might not allow applications to be deferred to the next meeting.

Councillor P Mills requested a sim card for her iPad as she couldn't access e-mails etc when she was not at home.

P.4549 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 5TH OCTOBER 2021 AND THE CHAIRMAN TO SIGN THEM

P.4549.2 RESOLVED: that the minutes of the meeting of the Planning and Development Committee held on the 5th October 2021 were received, approved, and signed 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.4550 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

The Chairman informed members that she still had to action minute reference P.4540, to e-mail the head of CC Planning regarding planning applications PA21/06992, & PA21/ 09098. The meeting Clerk asked that the office be copied into the e-mails.

P.4551 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.

P.4551.2 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 21/168 (PA21/08415), 21/169 (PA21/10027), 21/170 (PA21/09121), 21/173 (PA21/09684), 21/176 (PA21/10104)**

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4552 **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

The Chairman brought forward planning application 21/180 (PA21/08586) on Agenda 11 as there was a member of the public wishing to speak on it.

The member of the public spoke in support of planning application 21/180 (PA21/08586). He had spent two years clearing the land and preparing the application and requested that members to look at his presentation for the application on the Cornwall Council Portal before making a decision.

P.4553.2 **RESOLVED: Planning Application 21/180 (PA21/08586) was deferred to the next meeting of the Planning Committee**

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

The member of the public left the meeting at 6.47 pm.

The Chairman returned to Appendix 2 applications.

P.4552.2 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 21/166 (PA21/09911) as the comments from**

the World Heritage Site Officer had not been addressed; also, that the works have commenced without the relevant permissions being granted, and the Town Council request that enforcement be asked to act on this

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4552.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 21/167 (PA21/06370) as it did not adhere to CLP Policy12(3), there appear to be issues with the size of the development and it was overbearing. There were boundary issues, and it was out of keeping with the adjacent property

Proposed by Councillor R Congdon
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4552.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 21/171 (PA21/09677); subject to a condition being applied tying the development to the main dwelling for family use only

Proposed by Councillor L McDonald
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.4552.5 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 21/174 (PA21/08538) as it was out of keeping with the area, and on the boundary of the conservation area

Proposed by Councillor C Godolphin
Seconded by Councillor D Atherfold

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

P.4552.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 21/175 (PA21/10111)

Proposed by Councillor S Weedon
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.4552.7

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 21/177 (PA21/09540)

Proposed by Councillor D Atherfold
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4553

TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **21/178**
CC Number: PA21/10575
Development: Works to trees namely: (T1) Elm, prune – (T2) Holm Oak, - Prune – (T3) Holm Oak, fell to ground level – (T4) Holly, Coppice – (T5) Bay Laurel, reduce by 3m to form a hedge – (G1) Cypress and Lime – prune Back to boundary – subject to Tree Preservation Order (TPO)
Location: 36 Basset Road, Camborne, TR14 8SL
Grid Ref: 164582/39667
Comment Submission Date: 03.11.21

TC Number: **21/179**
CC Number: PA21/10503
Development: Roof conversion and single storey extension.
Location: 17 Penware Parc, Camborne, TR14 7QR
Grid Ref: 164016/39313
Comment Submission Date: 03.11.21

TC Number: **21/180**
CC Number: PA21/08586
Development: Proposed self-build family dwelling.
Location: Land West of Church Farm, Church Road, Penponds, Camborne
Grid Ref: 163454/39270
Comment Submission Date: 03.11.21

TC Number: **21/181**
CC Number: PA21/07194
Development: Construction of replacement dwelling.
Location: Harbour House, Roskilly Lane, Barripper Camborne
Grid Ref: 164016/39313
Comment Submission Date: 03.11.21

TC Number: **21/182**
CC Number: PA21/09923
Development: Internal works associated with change of Use to Large House of Multiple Occupation (Sui Generis) and removal of rear external steel fire staircase.
Location: 11 Basset Road, Camborne, TR14 8SB
Grid Ref: 164626/39919
Comment Submission Date: 03.11.21

TC Number: **21/183**
CC Number: PA21/09924
Development: Listed Building Consent for Internal works associated with change of Use to Large House of Multiple Occupation (Sui Generis) and removal of rear external steel fire staircase.
Location: 11 Basset Road Camborne TR14 8SB
Applicant: Elliot Thipthorp Eleven Basset Limited
Grid Ref: 164626/39919
Comment Submission Date: 03.11.21

P.4553.3 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 21/178 (PA21/10575), subject to the Tree Officer's approval, but note concerns regarding T3 & T4; and further concerns that works may have commenced in advance of permissions being granted**

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4553.4 **RESOLVED: that Planning Application 21/179 (PA21/10503), was deferred for e-mail consultation. The application was allotted to Councillor S Weedon to address and report back to the Planning Committee via e-mail, to enable a collated response for submission to Cornwall Council**

Proposed by Councillor S Weedon
Seconded by Councillor R Congdon

On a vote being taken the matter was approved unanimously.

Planning application 21/180 (PA21/08586) was addressed earlier in the meeting before agenda item 10, **P.4553.4.**

P.4553.5 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 21/181 (PA21/07194), on the grounds of, Scale, Style, it is aesthetically unsightly, and does not compliment the surrounding area. The Town Council has concerns that the works have commenced without the relevant permissions being granted**

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4553.6 **RESOLVED: that Camborne Town Council responds to Cornwall Council on Planning Applications 21/182 (PA21/09923), and 21/183 (PA21/09924) that it has no objection in principle to the building being a House of Multiple Occupancy, but would like it's concerns noted**

regarding the removal and non-replacement of the external emergency fire escape stairway, and the lack of Amenities and Communal facilities.

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

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

P.4554 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 Department asked that the Town Council re-visit their decision on planning application 21/165 (PA21/09098), 13 Weeth Road, Camborne, TR14 7XN; Convert from garden into driveway.

The Majority of responses received from Councillors for submission to Cornwall Council were 'Agree to Disagree'.

Cornwall Council Planning Department asked that the Town Council re-visit their decision on planning application 21/133 (PA21/06746), Jessys, Jessys Field, Camborne, TR14 0BP; Agricultural Barn.

The Majority of responses received from Councillors for submission to Cornwall Council were 'to agree with the Planning Officer'.

P.4554.2 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 C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved Unanimously.

P.4556 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.4557 TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE

There were no such applications.

P.4558 TO RECEIVE AN APPEAL DECISION NOTIFICATION, AND A COST DECISION NOTIFICATION FOR PA18/08586, THE OLD

**NURSERY, HIGHER PENPONDS, PENPONDS, CAMBORNE,
TR14 0QG**

P.4558.2 **RESOLVED: that an Appeal Decision Notification, and a Cost Decision Notification for PA18/08586, The Old Nursery, Higher Penponds, Penponds, Camborne, TR14 0QG, were received**

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved Unanimously.

P.4559 **TO RECEIVE AN APPEAL DECISION NOTIFICATION FOR PA20/07705, 25 CHURCH ROAD, PENPONDS, CAMBORNE, TR14 0QE**

P.4559.2 **RESOLVED: that an Appeal Decision Notification for PA20/07705, 25 Church Road, Penponds, Camborne, TR14 0QE, was received**

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved Unanimously.

There being no further business the Chairman closed the meeting at 7.30 pm.

APPENDIX 1

TC Number: **21/168**
CC Number: PA21/08415
Development: Single storey rear extension.
Location: 24 Moor Street, Camborne, TR14 8HL
Comment Submission Date: 03.11.21
Comm Decision: No Objection.

TC Number: **21/169**
CC Number: PA21/10027
Development: Non-material amendment (NMA1) in relation to decision notice PA19/08948 for change from obscured fixed glazing to first floor windows to non-obscured glazing with openings to accommodate change of internal layout with bedrooms at rear of property and changes to North-East ground floor elevation door and window.
Location: Land South of 24 Rose Cottages, Rose Cottages, Camborne, TR14 8DD
Comment Submission Date: 03.11.21
Comm Decision: No Objection.

TC Number: **21/170**
CC Number: PA21/09121
Development: Retrospective consent for the installation of 2 x new gas coolers on existing steel platform at roof and 2 x new compressor packs over a concrete base in service yard.

Location: Tesco, Wesley Street, Camborne, TR14 8DT
Grid Ref: 165254/40165
Comment Submission Date: 03.11.21
Comm Decision: No Objection.

TC Number: **21/173**
CC Number: PA21/09684
Development: Proposed Garage Extension.
Location: 19A Tregenna Fields, Camborne, TR14 7QS
Grid Ref: 164231/39597
Comment Submission Date: 03.11.21
Comm Decision: No Objection.

TC Number: **21/176**
CC Number: PA21/10104
Development: Proposed conversion of loft and rear extension.
Location: Newhaven, Reskadinnick Road, Camborne
Grid Ref: 164387/40707
Comment Submission Date: 03.11.21
Comm Decision: No Objection.

APPENDIX 2

TC Number: **21/166**
CC Number: PA21/09911
Development: Construction of First Floor Extension & Associated Works.
Location: 14 Centenary Row West Camborne TR14 8HU
Grid Ref: 165123/39978
Sent to: Councillor Z Fox
Comment Submission Date: 03.11.21
Comm Decision: Recommended refusal as the comments from the World Heritage Site Officer had not been addressed; also, that the works had commenced without the relevant permissions being granted, and the Town Council request that enforcement be asked to act on this.

TC Number: **21/167**
CC Number: PA21/06370
Development: New detached, two-storey dwelling and associated works.
Location: Trevu Farm Cadogan Road Camborne TR14 7RX
Grid Ref: 165046/39215
Sent to: Councillor R Congdon
Comment Submission Date: 03.11.21
Comm Decision: Recommended refusal as it did not adhere to CLP Policy12(3), there appear to be issues with the size of the development and it was overbearing. There were boundary issues, and it was out of keeping with the adjacent property.

TC Number: **21/171**
CC Number: PA21/09677
Development: Retention of Existing Garage and Conversion of Roof Space & Alterations to form Annex Accommodation to Main House.
Location: Kimberley House, Chapel Terrace, Brea, TR14 9BA
Grid Ref: 166511/40188
Sent to: Councillor L McDonald
Comment Submission Date: 03.11.21

Comm Decision: No objection; subject to a condition being applied tying the development to the main dwelling for family use only.

TC Number: **21/174**

CC Number: PA21/08538

Development: Prior notification for the proposed installation of a 15.0m Phase 8 Monopole c/w wrapround cabinet at base and associated ancillary works.

Location: Kerrier Way, Camborne, TR14 8DB

Sent to: Councillor C Godolphin

Comment Submission Date: 03.11.21

Comm Decision: Recommended refusal, as it was out of keeping with the area, and on the boundary of the conservation area.

TC Number: **21/175**

CC Number: PA21/10111

Development: Proposed replacement of existing flat roof and construction of extension.

Location: 12 Veau Terrace, Camborne, TR14 7AT

Grid Ref: 165049/39630

Sent to: Councillor S Weedon

Comment Submission Date: 03.11.21

Comm Decision: No Objection.

TC Number: **21/177**

CC Number: PA21/09540

Development: Change of use and conversion of redundant agricultural building to form a single dwelling (to include removal of pole barn and provision of domestic garage) with non-compliance with condition 2 in relation to planning application PA17/00552 dated 26.04.2017.

Location: Reens Farm, Tolcarne Road, Beacon, Camborne

Grid Ref: 165544/38604

Sent to: Councillor D Atherfold

Comment Submission Date: 03.11.21

Comm Decision: No Objection.

AGENDA ITEM 11

TC Number: **21/178**

CC Number: PA21/10575

Development: Works to trees namely: (T1) Elm, prune – (T2) Holm Oak, - Prune – (T3) Holm Oak, fell to ground level – (T4) Holly, Coppice – (T5) Bay Laurel, reduce by 3m to form a hedge – (G1) Cypress and Lime – prune Back to boundary – subject to Tree Preservation Order (TPO)

Location: 36 Basset Road Camborne TR14 8SL

Grid Ref: 164582/39667

Comment Submission Date: 03.11.21

Comm Decision: No objection, subject to the Tree Officer's approval, but note concerns regarding T3 & T4; and further concerns that works may have commenced in advance of permissions being granted.

TC Number: **21/179**

CC Number: PA21/10503

Development: Roof conversion and single storey extension.

Location: 17 Penware Parc, Camborne, TR14 7QR
Grid Ref: 164016/39313
Comment Submission Date: 03.11.21
Comm Decision: Deferred for e-mail consultation. The application was allotted to Councillor S Weedon to address and report back to the Planning Committee via e-mail, to enable a collated response for submission to Cornwall Council. **Councillor's responses to be reported to the next planning meeting.**

TC Number: **21/180**
CC Number: PA21/08586
Development: Proposed self-build family dwelling.
Location: Land West of Church Farm, Church Road, Penponds, Camborne
Grid Ref: 163454/39270
Comment Submission Date: 03.11.21
Comm Decision: **Deferred to the next planning meeting.**

TC Number: **21/181**
CC Number: PA21/07194
Development: Construction of replacement dwelling.
Location: Harbour House, Roskilly Lane, Barrripper Camborne
Grid Ref: 164016/39313
Comment Submission Date: 03.11.21
Comm Decision: Recommended refusal, on the grounds of, Scale, Style, it was aesthetically unsightly, and did not compliment the surrounding area. The Town Council had concerns that the works had commenced without the relevant permissions being granted.

TC Number: **21/182**
CC Number: PA21/09923
Development: Internal works associated with change of Use to Large House of Multiple Occupation (Sui Generis) and removal of rear external steel fire staircase.
Location: 11 Basset Road, Camborne, TR14 8SB
Grid Ref: 164626/39919
Comment Submission Date: 03.11.21
Comm Decision: No objection in principle to the building being a House of Multiple Occupancy, but the Town Council would like it's concerns noted regarding the removal and non-replacement of the external emergency fire escape stairway, and the lack of Amenities and Communal facilities.

TC Number: **21/183**
CC Number: PA21/09924
Development: Listed Building Consent for Internal works associated with change of Use to Large House of Multiple Occupation (Sui Generis) and removal of rear external steel fire staircase.
Location: 11 Basset Road Camborne TR14 8SB
Applicant: Elliot Thipthorp Eleven Basset Limited
Grid Ref: 164626/39919
Comment Submission Date: 03.11.21
Comm Decision: No objection in principle to the building being a House of Multiple Occupancy, but the Town Council would like it's concerns noted regarding the removal and non-replacement of the external

emergency fire escape stairway, and the lack of Amenities and Communal facilities.

SIGNED BY THE CHAIRMAN.....

DATE