

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 room GW03 (Ground Floor West 03), Cornwall Council One Stop Shop, Dolcoath Avenue, Camborne, TR14 8SX, on Tuesday 11th January 2022 at 6.30 pm

PRESENT:

Councillor Ms Fox	Chairman
Councillor C Godolphin	Vice Chairman
Councillor D Atherfold	
Councillor M Champion	ex officio
Councillor L McDonald	
Councillor N Miles	
Councillor P Mills	

IN ATTENDANCE:

Melanie Negus, Administrative Support Officer; and Sally Williams, Committee Support Officer.

P.4576 MEETING PROCEDURES

The Chairman explained the safety procedures to all present.

P.4577 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4577.2 RESOLVED: that the apologies from Councillor R Congdon, Councillor N Heather and Councillor S Weedon for non-attendance of the meeting of the Planning and Development Committee held on the 11th January 2022 were received

Proposed by Councillor Fox
Seconded by Councillor Champion

On a vote being taken the matter was approved unanimously.

P.4578 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 interest.

P.4579 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4580 CHAIRMAN'S ANNOUNCEMENTS

The meeting clerk explained that there was additional paperwork for each Councillor as the Planning Applications had to be numbered from zero from the beginning of January and this had not been done when the Agenda and associated paperwork had been sent out.

P.4581 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 7TH DECEMBER 2021 AND THE CHAIRMAN TO SIGN THEM

P.4581.2 RESOLVED: that the minutes of the meeting of the Planning and Development Committee held on the 7TH December 2021 were received, approved, and signed by the Chairman

Proposed by Councillor Fox
Seconded by Councillor Atherton

On a vote being taken the matter was approved unanimously.

P.4582 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4583 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 request of the Chairman Planning Application 21/213 (PA20/11355) was moved to Appendix 2.

P.4583.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 22/002 (PA21/12115), 22/003 (PA21/12192), 22/005 (PA21/11835), 22/007 (PA21/11814), 22/008 (PA21/11837), 22/009 (PA21/12097), and 22/010 (PA21/12398)

Proposed by Councillor Fox

Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4584 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.4584.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 22/001 (PA21/11688) for reasons of access and egress onto a very narrow lane which is often blocked by parked cars. Whilst it is on the edge of development it is outside of desirable development envelope and the area is predominantly of rural character

Proposed by Councillor Godolphin
Seconded by Councillor Fox

On a vote being taken the matter was approved unanimously.

P.4584.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 22/006 (PA21/05058) for the following reasons:
CTC maintain their previous objections of 9th July 2021 and echo the comments of the World Heritage Site Officer, that this latest design does little to address issues raised previously.
The new layout remains intrusive into the countryside, is out of keeping and would detract from heritage assets nearby; 'urbanising' the landscape and causing harm to the world heritage site.
We agree with officer observation that a subterranean level is unjustified and it is unclear from the submitted plans how it would be delivered or even if it is still included in the plans. The plans are also unclear as to amenity space allocation and waste storage. The 'design and access statement' apparently makes reference to the previous design proposal which was rejected.
Whilst outline planning permission was granted for development in principle as an 'affordable led exception site' we note that there is no affordable housing statement supplied. It is difficult to envisage, given site constraints, how an appropriate level of affordable accommodation can be provided which would offer enough public benefit to outweigh harm to the World Heritage Site.

Notwithstanding outline permission, development should not take place if it is not possible to bring forward a sensitive scheme which respects the rural nature of the site, the World Heritage Site and which offers acceptable design and environmental standards for neighbours and residents including protection from contamination, high build quality and energy efficiency.

**We find this application to particularly conflict with:
Policy 2 of the CLP 2016 (1. Respecting and enhancing quality of place)**

Policy 13 of the CLP 2016 Design

Policy 24 of the CLP 2016 Historic environment

Proposed by Councillor Fox
Seconded by Councillor Godolphin

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

P.4584.4

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/004 (PA20/11355) subject to removal of caravans as highlighted in the plan

Proposed by Councillor Atherton
Seconded by Councillor Godolphin

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

P.4585

TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **22/011**
CC Number: PA21/11535
Development: Proposed use of ground floor unit as a takeaway.
Location: 33 Commercial Street, Camborne, TR14 8JX
Applicant: Mr Yasar Ozturun, Pizza King

TC Number: **22/012**
CC Number: PA21/00072
Development: Construction of first Floor Extension and Associated Works.
Location: 14 Centenary Row, West Camborne, TR14 8HU
Applicant: Mrs R Holden

TC Number: **22/013**
CC Number: PA21/12793
Development: Construction of stable block.
Location: Land to the rear of The Meadows, Higher Condurrow, Camborne, TR14 9AL
Applicant: A Miller

P.4585.2

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/011 (PA21/11535)

Proposed by Councillor Atherton
Seconded by Councillor Fox

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

P.4585.3

RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 22/011 (PA21/11535) on the basis that to preserve the historical fabric, the frontage should not be obscured by any addition. An extension at the back of the property might be acceptable in the interests of modern living

Proposed by Councillor Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4585.4

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/013 (PA21/12793) subject to the condition that it is kept as a stable block and there is no change of usage at which point it should be removed

Proposed by Councillor Godolphin
Seconded by Councillor McDonald

On a vote being taken the matter was approved unanimously.

P.4586

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 21/191 (PA21/10361), JDS Properties and Developments Ltd, Wellington Road, Camborne, TR14 7LH; erection of residential development to provide supported living. 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 21/119 (PA21/05214), Land at Laity Road, Troon, Camborne; proposed residential development comprising of 26 new dwellings. The majority of responses received from Councillors for submission to Cornwall Council were 'Disagree'. Councillors chose to uphold their objection and request that this application go to committee for determination.

Cornwall Council Planning Department asked that the Town Council re-visit their decision on planning application 21/120 (PA21/05142), Land adj to The White House, Laity Road, Troon,

Camborne; Outline planning permission for a proposed dwelling with all matters reserved.

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 21/193 (PA21/10374), 80 Newton Road, Troon, TR14 9DS; to remove the front garden wall, relocate street sign, drop kerbs and create driveway parking.

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

P.4586.2

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 Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4587

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

TC Number: **21/220**
CC Number: PA21/12124
Development: Works to trees in a conservation area (CA), works as listed in attached survey.
Location: Rosewarne, Holman Park, Camborne, TR14 8FD.
Applicant: Mr Tom Chandler Atlantic Arborists

P.4587.2

RESOLVED: that a planning application from Cornwall Council for works which Cornwall Council will decide under delegated authority, was received and no comment was offered

Proposed by Councillor Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.4588

TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE

There were no such applications.

There being no further business the Chairman closed the meeting at 19.12 pm.

APPENDIX 1

TC Number: **22/002**
CC Number: PA21/12115
Development: Proposed Extension and Loft Conversion
Location: Abbotsbury, Tregurthen Road, Camborne, TR14 7DZ
Comment Submission Date: 12.01.22
Comm Decision: No objection.

TC Number: **22/003**
CC Number: PA21/12192
Development: Rear extension to dwelling.
Location: 6 Springfield Park, Barripper, Camborne, TR14 0QZ
Comment Submission Date: 12.01.22
Comm Decision: No objection.

TC Number: **22/005**
CC Number: PA21/11835
Development: Listed building consent for proposed works comprised of a maintenance scheme at Camborne Delivery Office to undertake urgent repairs required to address extensive dry rot to the first-floor residential accommodation. Reconfigure former Post Office sales counter space to allow Royal Mail to use it for sorting of mail. Widen existing internal door access between 15 and 17 to form a 1.8m opening. Plus replacement of a defective timber frame casement/screen window to 17 Chapel street on a like for like basis.
Location: Royal Mail, 15 Chapel Street, Camborne, TR14 8EQ
Comment Submission Date: 12.01.22
Comm Decision: No objection.

TC Number: **22/007**
CC Number: PA21/11814
Development: Change of use of the former Post Office sales counter from A1 to B8. Part retrospective
Location: 17 Chapel Street, Camborne, TR14 8EQ
Comment Submission Date: 12.01.22
Comm Decision: No objection.

TC Number: **22/008**
CC Number: PA21/11837
Development: Extension to front dwelling.
Location: Old School House, Kehelland, Camborne, TR14 0DA
Comment Submission Date: 12.01.22
Comm Decision: No objection.

TC Number: **22/009**
CC Number: PA21/12097
Development: Proposed two storey rear extension.
Location: 19 Pendarves Street, Beacon, Camborne, TR14 7SQ
Comment Submission Date: 12.01.22
Comm Decision: No objection.

TC Number: **22/010**
CC Number: PA21/12398
Development: Demolition of wooden shed and replace with a single storey bedroom extension and en suite shower room to the east side of the property.
Location: 25 Park an Tansys, Pengegon, TR14 7PA
Comment Submission Date: 12.02.22
Comm Decision: No objection.

APPENDIX 2

TC Number: **22/001**
CC Number: PA21/11688
Development: Outline planning permission with all matters reserved for erection of a single detached dwelling house.
Location: Simian Cottage, 36 Higher Pengegon, Camborne, TR14 7UG
Sent : Councillor C Godolphin
Comment Submission Date: 12.01.22
Comm Decision: Recommend refusal for reasons of access and egress onto a very narrow lane which is often blocked by parked cars. Whilst it is on the edge of development it is outside of desirable development envelope and the area is predominantly of rural character.

TC Number: **22/006**
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, Camborne
Sent To: Councillor Z Fox
Comment Submission Date: 12.01.22
Comm Decision: Recommend refusal for the following reasons:
CTC maintain their previous objections of 9th July 2021 and echo the comments of the World Heritage Site Officer, that this latest design does little to address issues raised previously.
The new layout remains intrusive into the countryside, is out of keeping and would detract from heritage assets nearby; 'urbanising' the landscape and causing harm to the world heritage site.
We agree with officer observation that a subterranean level is unjustified and it is unclear from the submitted plans how it would be delivered or even if it is still included in the plans. The plans are also unclear as to amenity space allocation and waste storage.
The 'design and access statement' apparently makes reference to the previous design proposal which was rejected.
Whilst outline planning permission was granted for development in principle as an 'affordable led exception site' we note that there is no affordable housing statement supplied. It is difficult to envisage, given site constraints, how an appropriate level of affordable accommodation can be provided which would offer enough public benefit to outweigh harm to the World Heritage Site. Notwithstanding outline permission, development should not take place if it is not possible to bring forward a sensitive scheme which respects the rural nature of the site, the World Heritage Site and which offers acceptable design and environmental standards for neighbours and residents including protection from contamination, high build quality and energy efficiency.
We find this application to particularly conflict with:

Policy 2 of the CLP 2016 (1. Respecting and enhancing quality of place)

Policy 13 of the CLP 2016 Design

Policy 24 of the CLP 2016 Historic environment..

TC Number: **22/004**
CC Number: PA20/11355
Development: Construction of Agricultural Barn and Animal Shelter.
Location: Land West of Northern Lights, Newton Moor, Troon, Camborne, TR14 9HW
Sent to: Councillor D Atherton
Comment Submission Date: 12.01.22
Comm Decision: No objection subject to the condition that it is kept as a stable block and there is no change of usage at which point it should be removed.

AGENDA ITEM 11

TC Number: **22/011**
CC Number: PA21/11535
Development: Proposed use of ground floor unit as a takeaway.
Location: 33 Commercial Street, Camborne, TR14 8JX
Comment Submission Date: 12.01.22
Comm Decision: No objection.

TC Number: **22/012**
CC Number: PA21/00072
Development: Construction of First Floor Extension and Associated works.
Location: 14 Centenary Row West, Camborne, TR14 8HU
Comment Submission Date: 12.01.22
Comm Decision: Recommend refusal on the basis that to preserve the historical fabric, the frontage should not be obscured by any addition. An extension at the back of the property might be acceptable in the interests of modern living.

TC Number: **22/013**
CC Number: PA21/12793
Development: Construction of stable block.
Location: Land to the rear of The Meadows, Higher Condurrow, Camborne, TR14 9AL
Comment Submission Date: 12.01.22
Comm Decision: No objection subject to the condition that it is kept as a stable block and there is no change of usage, at which point it should be removed.

SIGNED BY THE CHAIRMAN.....

DATE

