

# Meeting Minutes

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## 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 5th April 2022 at 6.30 pm**

## PRESENT:

<b>Councillor Ms Fox</b>	<b>Chairman</b>
<b>Councillor C Godolphin</b>	<b>Vice Chairman</b>
<b>Councillor D Atherfold</b>	
<b>Councillor M Champion</b>	
<b>Councillor J P Collins</b>	
<b>Councillor N Heather</b>	
<b>Councillor L McDonald</b>	
<b>Councillor N Miles</b>	
<b>Councillor P Mills</b>	
<b>Councillor S Weedon</b>	

## IN ATTENDANCE:

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

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### **P.4617 MEETING PROCEDURES**

The Chairman explained the safety procedures to all present.

### **P.4618 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

There were no apologies, all present.

### **P.4619 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.4620 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.4621 CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

**P.4622 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 1<sup>ST</sup> MARCH 2022 AND THE CHAIRMAN TO SIGN THEM**

**P.4622.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 1st March 2022 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.4623 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.4624 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.4624.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 22/035 (PA22/01309), and 22/037 (PA22/01869)**

Proposed by Councillor Z Fox  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

The Chairman took agenda items 9 and 10 together, as there was a member of the public present wishing to speak on Planning Application 22/034 (PA22/01915)

**P.4625 PUBLIC PARTICIPATION (SUBJECT TO STANDING ORDER 90 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 member of the public explained the Amendment to the original Planning Application PA20/00108, dated 2<sup>nd</sup> July 2020 which was now PA22/01915. The request was to change the timing of the requirement to have the LEAP and open space available for use. There were concerns over the Health and Safety of children with heavy construction vehicles on site.

Councillor J Collins had investigated the nature of a LEAP and gave a definition that it was a space for children who were beginning to play independently.

**P.4625.2                   RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 22/034 (PA22/01915), subject to all construction being completed before the LEAP and open space were available**

Proposed by Councillor J Collins  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

The member of the public left the meeting.

**P.4625.3                   RESOLVED AS A SUBSTANTIVE MOTION: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/036 (PA22/01710), subject to the removal of the 'cabin' from the site, the annex being tied to the property for family use only, and there being no further development of the site**

Proposed by Councillor C Godolphin  
Seconded by Councillor J Collins

On a vote being taken the matter was approved unanimously.

**P.4625.4                   RESOLVED: that Camborne Town Council responds to Cornwall Council recommending refusal of Planning Application 22/038 (PA22/02057), as it was out of keeping with the Street Scene, and inappropriate. If it could not be ameliorated, it should be refused and enforcement applied**

Proposed by Councillor D Atherfold  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.4625.5                   RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/039 (PA22/02286)**

Proposed by Councillor Z Fox  
Seconded by Councillor S Weedon

On a vote being taken the matter was approved by a majority.  
Councillor C Godolphin wished to be recorded as objecting to the proposal.

**P.4625.6                   RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/040 (PA22/02355)**

Proposed by Councillor C Godolphin  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.4625.7                   RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/041 (PA22/01988), subject to a condition being applied to the development tying it to the main property for family use only**

Proposed by Councillor S Weedon  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4626                    TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

**P.4626.2                   RESOLVED: that Camborne Town Council responds to Cornwall Council to Planning Application 22/042 (PA22/02902), that it recommends pollarding, or similar treatment, subject to the Tree Officers recommendations. It would be helpful to have the Tree Officers reports prior to the meetings**

Proposed by Councillor P Mills  
Seconded by Councillor J P Collins

On a vote being taken the matter was approved unanimously.

**P.4626.3                   RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/043 (PA22/02948)**

Proposed by Councillor Z Fox  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved by a majority.  
One member voted against the proposal.

**P.4626.4                   RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/044 (PA22/02713) subject to a condition being applied tying the development to the main dwelling for family use only**

Proposed by Councillor C Godolphin  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.4626.5                   RESOLVED: that Planning Application 22/045 (PA22/03058) was deferred to the next meeting of the Planning and Development Committee**

Proposed by Councillor Z Fox  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4626.6                   RESOLVED: that Planning Application 22/046 (PA19/08707) is deferred to the next meeting of the Planning and Development Committee**

Proposed by Councillor Z Fox  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4627                   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: **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  
Comment Submission Date: 12.01.22  
Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 22/012 (PA21/00072) 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.

**Decision Submitted: Agree to Disagree. (Chairman's casting vote used).**

TC Number: **21/210**  
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  
Applicant: Mr. M. Merry  
Comment Submission Date: 08.12.21  
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.

**Decision Submitted: Agree to disagree.**

**P.4627.2**

**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 and noted**

Proposed by Councillor Z Fox  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4628**

**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.4629 TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION.**

There were no such applications.

**P.4630 TO RECEIVE AN APPEAL NOTIFICATION FOR STACK VIEW, LOWER CONDURROW, CONDURROW, CAMBORNE: THE CONSTRUCTION OF A DWELLING AND THE CHANGE OF USE OF THE LAND FOR THE STATIONING OF A CARAVAN FOR RESIDENTIAL PURPOSES, SITING OF TWO SHIPPING CONTAINERS FOR THE STORAGE OF BUILDING MATERIALS AND PLANT AND THE LAYING OF HARDCORE AS A PARKING AREA**

**P.4630.2 RESOLVED: that an appeal notification for Stack View, Lower Condurrow, Condurrow, Camborne: the construction of a dwelling and the change of use of the land for the stationing of a caravan for residential purposes, siting of two shipping containers for the storage of building materials and plant and the laying of hardcore as a parking area, was received**

Proposed by Councillor Z Fox  
Seconded by Councillor J P Collins

On a vote being taken the matter was approved unanimously.

**P.4631 TO RECEIVE THE MINUTES OF THE WEST SUB-AREA PLANNING COMMITTEE HELD ON 7<sup>TH</sup> MARCH 2022**

**P.4631.2 RESOLVED: that the Minutes of the West Sub-Area Planning Committee held on 7<sup>th</sup> March 2022 were received**

Proposed by Councillor C Godolphin  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.4632 TO RECEIVE THE NET POSITION BY CODE FOR THE PLANNING AND DEVELOPMENT REVENUE BUDGET TO THE END OF JANUARY 2022, RESPONSIBLE FINANCE OFFICER'S RECOMMENDATIONS, AND UNDERSPEND RECOMMENDATIONS FOR THE YEAR END 2021-2022 AND AGREE ANY ACTION**

**P.4632.2**                    **RESOLVED: that the net position by code for the Planning and Development Revenue Budget to the end of January 2022 was received and the contents of the report were noted**

Proposed by Councillor Z Fox  
Seconded by Councillor M Champion

On a vote being taken the matter was approved unanimously.

**P.4632.3**                    **RESOLVED: that overspends over £1,000 be allocated to the Consultation, Planning & Development EMR, And underspends under £1,000 be allocated to the General Reserve, were approved**

Proposed by Councillor Z Fox  
Seconded by Councillor M Champion

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 19:19pm.

## **APPENDIX 1**

TC Number:                **22/035**  
CC Number:                PA22/01309  
Development:              Supply and install a double-hipped conservatory fitted with a two-part patio and single door.  
Location:                  12 Roskear Road, Camborne, Cornwall, TR14 8BT  
Grid Ref:                    165221 / 40349  
Comment Submission Date: 06.04.22  
Comm Decision:          No objection.

TC Number:                **22/037**  
CC Number:                PA22/01869  
Development:              Proposed replacement rear conservatory and new open-sided carport to side.  
Location:                  Hakinico, Kehelland, Camborne  
Grid Ref:                    162267 / 41081  
Comment Submission Date: 06.04.22  
Comm Decision:          No objection.

## **APPENDIX 2**

TC Number:                **22/034**  
CC Number:                PA22/01915  
Development:              Non Material Amendment (1) to Application No. PA20/00108 dated 2<sup>nd</sup> July 2020 for Reserved Matters Approval comprising layout, scale, appearance and landscaping for the construction of 94 dwellings and associated highway and drainage infrastructure, landscaping and parking provision, namely, to change the timing of the requirement to have the LEAP and open space available for



use prior to first occupation of a dwelling on the development as referred to in Condition 7 of reserved matters consent (please refer to Application Form).

Location: Land off Tregenna Lane, Camborne, Cornwall, TR14 7EA

Comment Submission Date: 06.04.22

Comm Decision: No objection; subject to all construction being completed before the LEAP and open space are available.

TC Number: **22/036 T**

CC Number: PA22/01710

Development: Proposed dwelling and garage with annexe over, following outline consent for up to two dwellings PA21/00426.

Location: Poltair Annexe, Fore Street, Barrripper, Camborne

Grid Ref: 163605 / 38477

Comment Submission Date: 06.04.22

Comm Decision: No objection; subject to the removal of the 'cabin' from the site and the annex being tied to the property for family use only. Also, subject to no further development of the site.

TC Number: **22/038**

CC Number: PA22/02057

Development: Retrospective: The construction of a fence around the boundary.

Location: 2 Chapel Close, Kehelland TR14 0DB

Grid Ref: 162523 / 40800

Comment Submission Date: 06.04.22

Comm Decision: That the development is out of keeping and inappropriate. If it cannot be ameliorated, it must be refused and enforced upon.

TC Number: **22/039**

CC Number: PA22/02286

Development: Construction of a two-storey dwelling with parking.

Location: Land Adj to 9 Higher Pengegon, Pengegon, Camborne

Grid Ref: 165969 / 39768

Comment Submission Date: 06.04.22

Comm Decision: No objection.

TC Number: **22/040**

CC Number: PA22/02355

Development: Renovations of second floor existing mansard roof to include removal of existing roof coverings and their replacement with standing metal seam roof covering with new gutters and external rainwater downpipes including replacement windows.

Location: Camborne Police Station, South Terrace, Camborne, Cornwall

Grid Ref: 164615 / 39618

Comment Submission Date: 06.04.22

Comm Decision: No objection.

TC Number: **22/041**

CC Number: PA22/01988

Development: Alterations and extension to form an annexe

Location: Mistral, Cadogan Drive, Camborne

Grid Ref: 165141 / 39147

Comment Submission Date: 06.04.22

Comm Decision: No objection.

## AGENDA 11

TC Number: **22/042**  
CC Number: PA22/02902  
Development: Works to a tree subject to a Tree Preservation Order, works are to T1 (Ash tree) – section to dismantle base.  
Location: Lowenac Garden House, Pendarves Road, Camborne  
Grid Ref: 164500/39723  
Comment Submission Date: 06.04.22  
Comm Decision: Recommends pollarding, or similar treatment, subject to the Tree Officers recommendations. It would be helpful to have the Tree Officers report prior to the meeting.

TC Number: **22/043**  
CC Number: PA22/02948  
Development: Conversion of garage and side extension to form part of existing annex and associated works  
Location: Rosevale, Reskadinnick Road, Camborne Cornwall  
Grid Ref: 164236 / 40799  
Comment Submission Date: 06.04.22  
Comm Decision: No objection

TC Number: **22/044**  
CC Number: PA22/02713  
Development: To erect a single storey annexe/dwelling  
Location: 4 Adelaide Street Camborne Cornwall TR14 8HH  
Grid Ref: 165011 / 40036  
Comment Submission Date: 06.04.22  
Comm Decision: No objection; subject to being for family use

TC Number: **22/045**  
CC Number: PA22/03058  
Development: Outline planning permission with all matters reserved for the erection of a single detached dwellinghouse  
Location: 2 Barripper Road, Camborne, TR14 7QN  
Grid Ref: 164239 / 39381  
Comment Submission Date: 06.04.22  
Comm Decision: Deferred to the next meeting of the Planning and Development Committee on the 3<sup>rd</sup> May 2022

TC Number: **22/046**  
CC Number: PA19/08707  
Development: Construction of a three bedroomed cottage with two car parking  
Location: Land West of 23 Knave Go By, Beacon, Camborne, TR14 9AE  
Comment Submission Date: 06.04.22  
Comm Decision: Deferred to the next meeting of the Planning and Development Committee on the 3<sup>rd</sup> May 2022

SIGNED BY THE CHAIRMAN.....

DATE .....