

# 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 in room GW03 (Ground Floor West 03), Cornwall Council One Stop Shop, Dolcoath Avenue, Camborne, TR14 8SX, on Tuesday 3<sup>rd</sup> May 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 P Mills</b>	
<b>Councillor S Weedon</b>	

## IN ATTENDANCE:

**Melanie Negus, Administrative Support Officer; Sally Williams, Committee Support Officer and one member of the public.**

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### **P.4633 MEETING PROCEDURES**

The Chairman explained the safety procedures to all present.

### **P.4634 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

**P.4634.2 RESOLVED: that the apologies from Councillor N Miles for non-attendance of the meeting of the Planning & Development Committee on the 3<sup>rd</sup> May 2022, were received**

Proposed by Councillor Z Fox  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

### **P.4635 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.4636 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.4637 CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

**P.4638 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 5<sup>th</sup> APRIL 2022 AND THE CHAIRMAN TO SIGN THEM**

**P.4638.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 5<sup>th</sup> April 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.

**P.4639 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.4640 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.4640.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 22/045 (PA22/03058), 22/047 (PA22/03362), 22/048 (PA22/03226), 22/049 (PA22/00756) and 22/060 (PA22/01838)**

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 and brought forward Planning Application 22/056 (PA22/03211) as there was a member of the public present wishing to listen to the decision on it.

**P.4641**

**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**

**P.4641.2**

**RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 22/056 (PA22/03211)**

Proposed by Councillor D Atherfold  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

The member of the public left the meeting at 18.38.

**P.4641.3**

**RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/046 (PA19/08707), subject to the issues of the Access Team and World Heritage Site Team, regarding the Public Right of Way being satisfactorily resolved, before development commences**

Proposed by Councillor D Atherfold  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.4641.4**

**RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 22/050 (PA22/03186), on the grounds of overdevelopment, concerns regarding access, and road traffic issues**

Proposed by Councillor N Heather  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.4641.5 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/051 (PA22/03319)**

Proposed by Councillor J Collins  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.4641.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/052 (PA22/01063)**

Proposed by Councillor L McDonald  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.4641.7 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/053 (PA22/03156)**

Proposed by Councillor C Godolphin  
Seconded by Councillor S Weedon

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

**P.4641.8 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 22/054 (PA22/03322), as the structural report appears to only refer to one small building and an annexe, which suggests the rest of the buildings proposed to be used are not block built and therefore unsuitable for redevelopment. Therefore, this amounts to a new development in the countryside, not the conversion of a disused agricultural building**

Proposed by Councillor Z Fox  
Seconded by Councillor L McDonald

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

**P4641.9 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/055 (PA22/03355)**

Proposed by Councillor Z Fox  
Seconded by Councillor J Collins

On a vote being taken the matter was approved unanimously.

**P.4641.10**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 22/057 (PA22/02796) as it was evident from the maps that, to the west of the storage barn, part of the mature tree topped hedge (marked as stone and earth hedge on the plans) had already been removed, giving scope for sufficient access and parking on the west side. Camborne Town Council object to new access and hardstanding being created to the east of the barn; proposals for hardstanding and parking to the east of the building seem excessive and a condition to retain the mature hedge was sought**

Proposed by Councillor Z Fox  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.4641.11**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/058 (PA22/02351) subject to the receipt of a satisfactory Land Contamination Report**

Proposed by Councillor J Collins  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.4641.12**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/059 (PA22/02674), but they would be more in favour of a pitched roof**

Proposed by Councillor S Weedon  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.4641.13**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/061 (PA22/03827)**

Proposed by Councillor L McDonald  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4641.14**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/062 (PA22/02969)**

Proposed by Councillor P Mills  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.4642**                    **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

**P.4642.2**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 22/063 (PA22/02574), on the grounds that the business did not warrant the development and it could potentially have a detrimental impact on the World Heritage Site**

Proposed by Councillor N Heather  
Seconded by Councillor S Weedon

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

**P.4642.3**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that Councillors will consult via email on Planning Application 22/064 (PA21/00630) and the majority decision will be forwarded to Cornwall Council on or before the deadline of 19<sup>th</sup> May 2022**

Proposed by Councillor C Godolphin  
Seconded by Councillor D Atherfold

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

**P.4642.4**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/065 (PA22/03043)**

Proposed by Councillor M Champion  
Seconded by Councillor C Godolphin

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

**P.4642.5**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning**

**Application 22/066 (PA22/04094) as there was insufficient justification for its removal as it was subject to a TPO and there was no Arboricultural Report to support the felling. Should Cornwall Council be minded to approve this application the Town Council request that native species trees be used for the re-planting**

Proposed by Councillor P Mills  
Seconded by Councillor D Atherfold

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

**P.4643**

**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: **22/025**  
CC Number: PA22/00782  
Development: Proposed first floor extension  
Location: 2 Higher Condurrow, Condurrow, TR14 9AL  
Grid Ref: 166223/39279  
Applicant: Mr Chris Escott  
Comment Submission Date: 02.03.2022  
Comm Decision: No Objection.  
**Decision Submitted: Agree to Disagree.**

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  
Applicant: Mr and Mrs D Proctor  
Comment Submission Date: 06.04.22  
Comm Decision: No Objection  
**Decision Submitted: Agree with Planning Officer.**

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  
Applicant: Cornovia Tree Services Ltd  
Comment Submission Date: 06.04.22  
Comm Decision: No Objection  
**Decision Submitted: Agree with Planning Officer.**

**P.4643.2**                    **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 C Godolphin  
Seconded by Councillor J Collins

On a vote being taken the matter was approved unanimously.

**P.4644**                    **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**

CC Number:                PA22/03660  
Development:             Works to trees in a conservation area, works are to T1 and T2 (Cordyline trees) – fell and allow to regenerate and manage and G1 (line of Leylandii trees) – fell and replant with fruit trees  
Location:                 11 Trevu Road, Camborne, Cornwall, TR14 7AE  
Applicant:                Mr Simon Barton

**P.4644.2**                **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no comment on Planning Application PA22/03660 and it felt that the application should be left to the Tree Officer to decide**

Proposed by Councillor Z Fox  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.4645**                    **TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION.**

There were no such applications.

**P.4646**                    **TO RECEIVE ANY CORRESPONDENCE RELATING TO PLANNING APPLICATION PA21/05214, LAND AT LAITY ROAD, TROON, CORNWALL, TR14 9EL, AND AGREE ANY ACTION**

The Chairman referred to an e-mail from herself to the office, that the office had then forwarded to all members of the Planning Committee. She informed members that it should not have been sent to them. The meeting Clerk questioned this statement, as it



clearly stated in the e-mail that she wanted copies of the e-mail to be distributed to members at the meeting. Councillor Champion also questioned this as all correspondence relating to business to be discussed at a meeting should be sent to all members of that committee.

The Committee discussed whether this application had been decided as it appeared, via correspondence from Cornwall Council, that a decision has been made but could not be issued until the S106 agreement had been completed.

There was further discussion concerning the merits of proposing this application for a judicial review and the financial implications of this resulting in the need for further clarification.

The Chair proposed that a letter be sent noting that the decision of the 18<sup>th</sup> February had passed, but reiterating local concerns pertaining to the impact of the development on the setting of the World Heritage Site, and the information from the meeting decision on the 7<sup>th</sup> February regarding the use of natural slate. She also wanted it noted that a condition of approval for the development in that location was provision of one hundred per cent of the development for social rent.

The Chair wanted it noted that if the development could not meet the criteria for sensitive design and provide one hundred per cent affordable social rented accommodation for local needs whilst remaining viable, then the potential damage to the setting of the World Heritage Site along with the development of a green field would be unlikely to be balanced in the public interest. In that case it was felt that that the application should be refused as per the original decision.

Following further discussion by the Committee it was noted that a full archaeological survey had been made a condition of the original decision. It was also proposed that a full water management plan should be submitted to satisfy the local authority.

As it was felt that these conditions could have been contributory factors in the delay in issuing the decision it was proposed that the formation of a response to include these factors should be delegated to the Chair to provide a draft response for the Clerk.

**P.4646.2**

**RESOLVED: that correspondence relating to Planning Application PA21/05214, Land at Laity Road, Troon, Cornwall, TR14 9EL was received and Camborne Town Council would seek clarification whether to go ahead with a judicial review. Due to the potential costs of such action that the proposal be taken to Full Council, was approved**

Proposed by Councillor M Champion  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4646.3                    RESOLVED: that the Chair would draft a response to Cornwall Council regarding this application for the Clerk's approval, was approved**

Proposed by Councillor Z Fox  
Seconded by Councillor D Atherton

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

There being no further business the Chairman closed the meeting at 20:10pm.

**APPENDIX 1**

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, Cornwall, TR14 7QN  
Grid Ref:               164239 / 39381  
Comment Submission Date: 04.05.22  
Comm Decision:        No objection.

TC Number:            **22/047**  
CC Number:            PA22/03362  
Development:          Non-material amendment in relation to decision notice PA20/05854 dated 22/02/2021 for red line area adjusted to exclude small parcel of land  
Location:               12 Chapel Square, Troon, Camborne, TR14 9EA  
Comment Submission Date: 04.05.22  
Comm Decision:        No objection.

TC Number:            **22/048**  
CC Number:            PA22/03226  
Development:          Proposed extensions (amended scheme following approval of PA21/02741)  
Location:               48 Newton Road, Troon, Camborne  
Comment Submission Date: 04.05.22  
Comm Decision:        No objection.

TC Number:            **22/049**  
CC Number:            PA22/00756  
Development:          Creation of a dropped curb  
Location:               27 St Meriadoc Road, Camborne, TR14 7HL  
Comment Submission Date: 04.05.22  
Comm Decision:        No objection.

TC Number: **22/060**  
CC Number: PA22/01838  
Development: To erect a wooden summerhouse / office cabin in the garden of the homeowner's property  
Location: 35 Church Road, Penponds, Camborne  
Comment Submission Date: 04.05.22  
Comm Decision: No objection.

## **APPENDIX 2**

TC Number: **22/046**  
CC Number: PA19/08707  
Development: Construction of a three bedroomed cottage with two car parking. (Amended application)  
Location: Land West of 23 Knave Go By, Beacon, Camborne, TR14 9AE  
Comment Submission Date: 04.05.22  
Comm Decision: No objection; subject to the issues of the Access Team and world Heritage Site Team regarding the Public right of Way being satisfactorily resolved, before development commences.

TC Number: **22/050**  
CC Number: PA22/03186  
Development: Outline planning Permission with some matters reserved (appearance, landscaping and scale) for the construction of dwellings.  
Location: Treswithian Farm, Camborne, TR14 7NN  
Comment Submission Date: 04.05.22  
Comm Decision: Refusal: on the grounds of overdevelopment and concerns regarding access and road traffic issues.

TC Number: **22/051**  
CC Number: PA22/03319  
Development: To erect a single and second storey extension to rear elevation.  
Location: 70 Dolcoath Road, Camborne, Cornwall, TR14 8RP  
Comment Submission Date: 04.05.22  
Comm Decision: No Objection.

TC Number: **22/052**  
CC Number: PA22/01063  
Development: To convert the garage into a larger living space. Other internal alterations  
Location: 2 Beacon Fields, Camborne, TR14 7BG  
Comment Submission Date: 04.05.22  
Comm Decision: No objection.

TC Number: **22/053**  
CC Number: PA22/03156  
Development: Construction of extensions and alterations.  
Location: 27 Trevu Road, Camborne, Cornwall, TR14 7AE  
Comment Submission Date: 04.05.22  
Comm Decision: No objection.

TC Number: **22/054**  
CC Number: PA22/03322  
Development: Conversion of redundant block-built workshop to form residential dwelling.

Location: South Barn, Merry Meeting, Roseworthy, Camborne

Comment Submission Date: 04.05.22

Comm Decision: Refusal: the structural report appears to only refer to one small building and an annexe, which suggests the rest of the buildings proposed to be used are not block built and therefore unsuitable for redevelopment. Therefore this amounts to a new development in the countryside, not the conversion of a disused agricultural building.

TC Number: **22/055**

CC Number: PA22/03355

Development: New glazed porch to front of house, two-storey extension to side and a new bay window to the rear.

Location: De Ja Vu, Kehelland, Camborne

Comment Submission Date: 04.05.22

Comm Decision: No Objection.

TC Number: **22/056**

CC Number: PA22/03211

Development: Proposed Rear Extension to Dwelling.

Location: 14 Fore Street, Beacon, Camborne

Comment Submission Date: 04.05.22

Comm Decision: No Objection.

TC Number: **22/057**

CC Number: PA22/02796

Development: Conversion of an agricultural storage barn into rented commercial bays.

Location: Higher Kehelland Farm, Higher Kehelland, Camborne

Comment Submission Date: 05.04.22

Comm Decision: Refusal: it was evident from the maps that, to the west of the storage barn, part of the mature tree topped hedge (marked as stone and earth hedge on the plans) had already been removed, giving scope for sufficient access and parking on the west side. Camborne Town Council object to new access and hardstanding being created to the east of the barn; proposals for hardstanding and parking to the east of the building seem excessive and a condition to retain the mature hedge was sought.

TC Number: **22/058**

CC Number: PA22/02351

Development: Conversion of Barn to Holiday Unit.

Location: Land South-West of Little Boswyn, Boswyn, Troon, Cornwall,

Comment Submission Date: 05.04.22

Comm Decision: No Objection, subject to the receipt of a satisfactory Land Contamination Report.

TC Number: **22/059**

CC Number: PA22/02674

Development: Increase extension from ground floor to first floor. External alterations, removal of fireplace and chimney, re-insulate building, new central heating. Solar panels on the south-west elevation.

Location: 1 North Roskear Road, Tuckingmill, Cornwall, TR14 8PX  
Comment Submission Date: 05.04.22  
Comm Decision: No Objection: however, Camborne Town Council would be more in favour of a pitched roof.

TC Number: **22/061**  
CC Number: PA22/03827  
Development: Construct first floor rear extension over existing flat roof.  
Location: 22 Union Street, Camborne, TR14 8HG  
Comment Submission Date: 05.04.22  
Comm Decision: No Objection.

TC Number: **22/062**  
CC Number: PA22/02969  
Development: Rear extension and rear roof extension to dwelling.  
Location: 20 Hughville Street, Camborne, Cornwall, TR14 8TR  
Comment Submission Date: 05.04.22  
Comm Decision: No Objection.

## **AGENDA 11**

TC Number: **22/063**  
CC Number: PA22/02574  
Development: Erect a small timber barn on a concrete base and with a permeable stone parking area to support a market gardening operation.  
Location: Land Opposite Troon Cemetery, Newton Road, Troon, Cornwall  
Comment Submission Date: 04.05.22  
Comm Decision: Recommended refusal: the business did not warrant the development and it could potentially have a detrimental impact on the World Heritage Site.

TC Number: **22/064**  
CC Number: PA22/00630  
Development: Demolition of the existing domestic garages and large store and the erection of a block of 3 x 3 bedroom residential dwellings with front driveway parking  
Location: 28A North Parade, Camborne, Cornwall, TR14 8BL  
Comment Submission Date: 04.05.22  
Comm Decision: Deferred: Councillors will consult via email on Planning Application 22/064 (PA21/00630) and the majority decision will be forwarded to Cornwall Council on or before the deadline of 19<sup>th</sup> May 2022

TC Number: **22/065**  
CC Number: PA22/03043  
Development: Construction of new floodlit artificial grass pitch  
Location: Crane Park, Camborne Rugby Football Club, Cranberry Road, Camborne, Cornwall  
Comment Submission Date: 04.05.22  
Comm Decision: No objection

TC Number: **22/066**  
CC Number: PA22/04094  
Development: Works to a tree subject to a Tree Preservation Order (TPO), works are for the section dismantle to base of a Turkey Oak Tree (T1),

replant on north-west boundary with 2 x 1.5m Swedish  
Whitebeams

Location: Tryphena, Shorts Hill, Treslothan, Camborne

Comment Submission Date: 04.05.22

Comm Decision: Recommended refusal: there was insufficient justification for its  
removal as it was subject to a TPO, and there was no  
Arboricultural Report to support the felling. Should Cornwall  
Council be minded to approve this application the Town Council  
request that native species trees be used for the re-planting

SIGNED BY THE CHAIRMAN.....

DATE .....