

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 5th July 2022 at 6.30 pm

PRESENT:

Councillor Z Fox	Chairman
Councillor C Godolphin	Vice Chairman
Councillor D Atherfold	
Councillor M Champion	until point mentioned
Councillor N Heather	
Councillor L McDonald	
Councillor N Miles	
Councillor P Mills	

IN ATTENDANCE:

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

P.4667 MEETING PROCEDURES

The Chairman explained the safety procedures to all present.

P.4668 TO RECEIVE NOMINATIONS AND ELECT A CHAIRMAN OF THE PLANNING & DEVELOPMENT COMMITTEE FOR THE MUNICIPAL YEAR 2022/2023

P.4668.2 RESOLVED: that Councillor Z Fox was elected as Chairman of the Planning & Development Committee for the 2022/2023 municipal year

Proposed by Councillor N Heather

Seconded by Councillor P Mills

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

P.4669 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

There were no apologies received from Councillor S Weedon.

P.4670 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.4671 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4672 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.4673 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 14TH JUNE 2022 AND THE CHAIRMAN TO SIGN THEM

P.4673.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 14th June 2022 were received, approved, and signed by the Chairman

Proposed by Councillor C Godolphin
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.4674 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4675 TO RECEIVE A PRESENTATION FROM STEVE MCTEARE (ARCHITECT) ON THE HOUSING DEVELOPMENT SCHEME FOR TUCKINGMILL AND THE NORTHLIGHT BUILDING

Mr McTeare informed members that the development would be for 288 homes to be built in two phases over the next two years. The original consents had had commercial office spaces incorporated, but this had no longer proved to be viable. The access roads to the development would be via Kerrier Way and Pendarves Street. The Northlight Building and the Glad wall were being retained. They would be using Solar Panels and Air source heat Pumps in the development, and the mature trees on the site would be incorporated into the landscaping. There was a quarry, and mining features on the site that would need addressing, the site was approximately 17 acres. They intended to use bilingual signage on the development.

They were working with Heritage Architects and Cornwall Council on the pre application to ensure Cornwall Local Plan (CLP) compliance.

Councillor Champion left the meeting.

P.4676 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.

Amended plans were received for Planning application 22/101 (PA/04328) and it was moved to Appendix 2.

P.4676.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 22/089 (PA22/00452), 22/090 (PA22/05155), 22/091 (PA22/04461), 22/092 (PA22/05152), 22/093 (PA22/05138), 22/095 (PA22/05651), 22/098 (PA22/05427), and 22/099 (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 11 and 12 together.

P.4677 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.4677.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it notes that 22/094 (PA22/04518) is an improved application and that advice had been taken from the historic environment service, however it recommends refusal due to the impact on the setting of the listed building and the importance of the open space to the character and setting of the local area.

This undeveloped area provides an important boundary between Camborne Town and Beacon Village. The Town Council notes that while the area proposed for development is not part of the formal gardens, being described as a 'meadow', it provides symmetry to the curtilage and setting of the building.

The modern design of the proposed houses would be out of keeping and visually disturbing within historic curtilage of a building of historic local significance.

Consultations with Cornwall Council's Historic Environment Department highlighted that most if not all of these great houses have had their grounds built upon, so losing elements of their impact. This makes this example of increased historic value, as it has not been impacted in this way.

Should the Planning Officer be minded to approve this application the Town Council request that it be determined by committee and if it were considered acceptable, that suitable conditions be applied to preserve and enhance biodiversity on the site, and that restoration and enhancement works referred to throughout the application as well as landscaping and arboreal proposals were also conditioned

Proposed by Councillor D Atherfold

Seconded by Councillor Z Fox

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

P.4677.3

RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 22/096 (PA22/05408); on the grounds of overdevelopment, access, egress, and road safety concerns; the negative impact it would have on a heritage asset; and the extensions being no longer subservient to the main building

Proposed by Councillor D Atherfold

Seconded by Councillor N Miles

On a vote being taken the matter was approved unanimously.

P.4677.4

RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 22/097 (PA22/05636). This application, while somewhat reduced in height and scale is broadly similar to withdrawn application PA21/06370. Concerns remain regarding impact on a heritage asset, overdevelopment, overshadowing, overbearing, unreasonable loss of privacy to the adjoining property, and is contrary to policy 12 of the local plan. We would draw the Planning Officer's attention to objections made to the withdrawn application and question whether these have been fully addressed in this proposal

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4677.5

RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 22/100 (PA21/05058) for the following reasons:

Camborne Town Council maintains its previous objections of 12/02/22 and 09/7/21 and echo the comments of the WHS 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 was unjustified and it was unclear from the submitted plans how it would be delivered or even if it was still included in the plans. The plans were 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 WHS

Proposed by Councillor P Mills
Seconded by Councillor N Heather

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

P.4677.6

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/101 (PA22/04328)

Proposed by Councillor C Godolphin
Seconded by Councillor D Atherfold

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

P.4678

TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **22/102**
CC Number: PA22/05782
Development: Conversion of building to create a residential annex.

Location: Trannick House, 26 Fore Street, Barrripper, Camborne.
Grid Ref: 163433/38303
Comment Submission Date: 06.07.22

TC Number: **22/103**
CC Number: PA22/06071
Development: Works to trees subject to a Tree Preservation Order: Fell Ash tree (T1) due to extensive amount of Ash dieback present on tree. Re-plant with more suitable species next to the stump in garden border.

Location: 43 Pendarves Road, Camborne, TR14 7QJ
Grid Ref: 164335/39314
Comment Submission Date: 06.07.22

TC Number: **22/104**
CC Number: PA22/05895
Development: Front extension to dwelling.
Location: Mole End, Kehelland, Camborne
Grid Ref: 162090/41164
Comment Submission Date: 06.07.22

P.4678.2 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/102 (PA22/05782); subject to a condition being applied to the development tying it to the main dwelling for family use only**

Proposed by Councillor C Godolphin
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.4678.3 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/103 (PA22/06071) subject to the approval of the Tree Officer**

Proposed by Councillor Z Fox
Seconded by Councillor N Miles

On a vote being taken the matter was approved unanimously.

P.4678.4 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/104 (PA22/05895)**

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4679

TO RECEIVE A REPORT ON PLANNING APPLICATIONS REVIEWED BY THE PLANNING COMMITTEE FOLLOWING ADDITIONAL INFORMATION RECEIVED FROM CORNWALL COUNCIL PLANNING OFFICERS IN ACCORDANCE WITH

Number: **22/069**
CC Number: PA22/04121
Development: Construction of self-contained annexe (retrospective).
Location: 97 North Roskear Road, Tuckingmill, Camborne, TR14 8PX
Grid Ref: 165402 / 40936
Applicant: Mr & Mrs Rolfe
Sent To: Councillor D Atherfold
Comment Submission Date: 22.06.22
Comm Decision: No objection
Decision Submitted: Agree to Disagree

P.4679.2

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.4680

TO RECEIVE A REPORT ON PLANNING APPLICATION 22/071 (PA22/04320) DEFERRED FROM THE LAST MEETING FOR COUNCILLORS E-MAIL RESPONSES

Number: **22/071**
CC Number: PA22/04320
Development: Construction of replacement dwelling with variation of condition 2 of decision PA21/07194 dated 25.11.2021.
Location: Harbour House, Roskilly Lane, Barripper, Camborne
Grid Ref: 163271/38417
Applicant: Mr D Trestrail
Sent To: Councillor N Miles
Comm Decision: Assigned to Councillor ~~J Collins~~ D Atherfold for e-mail response.

Decision Submitted: Option 1 – Agree with Planning Officer (No objection)

P.4680.2

RESOLVED: that a report on Planning Application 22/071 (PA22/04320) deferred from the last meeting for Councillors e-mail responses was received

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4681 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.4682 TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION

There were no such applications.

P.4683 TO RECEIVE AN APPEAL NOTIFICATION FOR LAND AT TOLCARNE ROAD, BEACON

P.4683.2 RESOLVED: that an Appeal Notification for Land at Tolcarne Road, Beacon was received and noted

Proposed by Councillor Z fox
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7: 33pm.

APPENDIX 1

TC Number: **22/089**
CC Number: PA22/04952
Development: Works to a tree subject to a Tree Preservation Order (TPO), namely reductions to T1, Cupressus Macrocarpa, reducing the East through to West by South-West sides of the tree by 2.5 to 3 metres (not removing branches greater than 75mm in diameter and leaving live growth on all cut branches), to lessen the weight in these areas as the tree has a pronounced lean to the South.
Location: Carsilgey, Tregenna Lane, Camborne
Grid Ref: 164359/39683
Comment Submission Date: 06.07.22
Comm Decision: No Objection.

TC Number: **22/090**
CC Number: PA22/05155
Development: Retrospective consent for the change of use from tearoom/café to holiday let.

Location: Polcrowjy, Bell Lake, Camborne
Grid Ref: 162998/42475
Comment Submission Date: 06.07.22
Comm Decision: No Objection.

TC Number: **22/091**
CC Number: PA22/04461
Development: 2 classroom block, modular building.
Location: Camborne Science and International Academy, Cranberry Road,
Camborne
Grid Ref: 163796/40149
Comment Submission Date: 06.07.22
Comm Decision: No Objection.

TC Number: **22/092**
CC Number: PA22/05152
Development: Erection of dwelling on part of former British Legion site
(previously approved for a terrace of three dwellings under
PA18/09140).
Location: Royal British Legion, Gurneys Lane, Camborne
Grid Ref: 164667/40037
Comment Submission Date: 06.07.22
Comm Decision: No Objection.

TC Number: **22/093**
CC Number: PA22/05138
Development: To demolish the existing side extension and construct a larger
single-storey side extension to the existing bungalow.
Location: 27 Tregrea, Beacon, TR14 7ST
Grid Ref: 165469/39416
Comment Submission Date: 06.07.22
Comm Decision: No Objection.

TC Number: **22/095**
CC Number: PA22/05651
Development: Works to trees subject to a Tree Preservation Order (TPO), works
include tree cutting required due to a tree on the cable route that
has caused obstruction.
Location: 9 Kings Road, Camborne, TR14 8LS
Grid Ref: 164586/40705
Comment Submission Date: 06.07.22
Comm Decision: No Objection.

TC Number: **22/098**
CC Number: PA22/05427
Development: Certificate of Lawfulness for the retention of land as domestic land
in association with Goonzoyle Lodge, Bell Lake, Camborne.
Location: Goonzoyle Lodge, Bell Lake, Camborne
Grid Ref: 162936/42445
Comment Submission Date: 06.07.22
Comm Decision: No Objection.

TC Number: **22/099**
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
Grid Ref: 163540/39287
Comment Submission Date: 06.07.22
Comm Decision: No Objection.

APPENDIX 2

TC Number: **22/094**
CC Number: PA22/04518
Development: Residential development of four dwellings.
Location: Trevu House, Trevu Road, Camborne
Grid Ref: 165091/39410
Sent To: Councillor C Godolphin
Comment Submission Date: 06.07.22
Comm Decision: Camborne Town Council notes that 22/094 (PA22/04518) is an improved application and that advice had been taken from the historic environment service, however it recommends refusal due to the impact on the setting of the listed building and the importance of the open space to the character and setting of the local area.
This undeveloped area provides an important boundary between Camborne Town and Beacon Village. The Town Council notes that while the area proposed for development is not part of the formal gardens, being described as a 'meadow', it provides symmetry to the curtilage and setting of the building.
The modern design of the proposed houses would be out of keeping and visually disturbing within historic curtilage of a building of historic local significance.
Consultations with Cornwall Council's Historic Environment Department highlighted that most if not all of these great houses have had their grounds built upon, so losing elements of their impact. This makes this example of increased historic value, as it has not been impacted in this way.
Should the Planning Officer be minded to approve this application the Town Council request that it be determined by committee and if it were considered acceptable, that suitable conditions be applied to preserve and enhance biodiversity on the site, and that restoration and enhancement works referred to throughout the application as well as landscaping and arboreal proposals were also conditioned

TC Number: **22/096**
CC Number: PA22/05408
Development: Proposed extensions and alterations to 8 existing residential units to form 17 residential units.
Location: 37 & 39 Roskear Villas, Roskear, Camborne, TR14 8DG
Grid Ref: 165591/40694
Sent To: Councillor D Atherfold
Comment Submission Date: 06.07.22
Comm Decision: Recommended refusal; on the grounds of overdevelopment, access, egress, and road safety concerns; the negative impact it

would have on a heritage asset; and the extensions being no longer subservient to the main building

TC Number: **22/097**
CC Number: PA22/05636
Development: Demolition of two-storey extension, sub-division of plot for new detached dwelling west of Trevu Farm.
Location: Trevu Farm, Cadogan Road, Camborne, TR14 7RX
Grid Ref: 165046/39215
Sent To: Councillor S Weedon
Comment Submission Date: 06.07.22
Comm Decision: Recommended refusal. This application, while somewhat reduced in height and scale is broadly similar to withdrawn application PA21/06370. Concerns remain regarding impact on a heritage asset, overdevelopment, overshadowing, overbearing, unreasonable loss of privacy to the adjoining property, and is contrary to policy 12 of the local plan. We would draw the Planning Officer's attention to objections made to the withdrawn application and question whether these have been fully addressed in this proposal

TC Number: **22/100**
CC Number: PA22/05058
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 L McDonald
Comment Submission Date: 06.07.22
Comm Decision: Recommended refusal for the following reasons:
Camborne Town Council maintains its previous objections of 12/02/22 and 09/7/21 and echo the comments of the WHS 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 was unjustified and it was unclear from the submitted plans how it would be delivered or even if it was still included in the plans. The plans were 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 WHS

TC Number: **22/101**
CC Number: PA22/04328
Development: Change of use from residential to commercial
Location: 1 and 2 Rosewarne House, Holman Park, Camborne, TR14 8FE

Grid Ref: 164833/40418
Comment Submission Date: 06.07.22
Comm Decision: No objection

Agenda Item 13

TC Number: **22/102**
CC Number: PA22/05782
Development: Conversion of building to create a residential annex.
Location: Trannick House, 26 Fore Street, Barripper, Camborne.
Grid Ref: 163433/38303
Comment Submission Date: 06.07.22
Comm Decision: No objection; subject to a condition being applied to the development tying it to the main dwelling for family use only

TC Number: **22/103**
CC Number: PA22/06071
Development: Works to trees subject to a Tree Preservation Order: Fell Ash tree (T1) due to extensive amount of Ash dieback present on tree. Re-plant with more suitable species next to the stump in garden border.
Location: 43 Pendarves Road, Camborne, TR14 7QJ
Grid Ref: 164335/39314
Comment Submission Date: 06.07.22
Comm Decision: No objection; subject to the approval of the Tree Officer

TC Number: **22/104**
CC Number: PA22/05895
Development: Front extension to dwelling.
Location: Mole End, Kehelland, Camborne
Grid Ref: 162090/41164
Comment Submission Date: 06.07.22
Comm Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE