

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 Chamber, The Passmore Edwards Building, The Cross, Cross Street, Camborne, TR14 8HA, on Tuesday 4th October 2022 at 6.30 pm

PRESENT:

Councillor Z Fox	Chairman
Councillor C Godolphin	Vice Chairman
Councillor D Atherfold	
Councillor M Champion	
Councillor L McDonald	
Councillor P Mills	

IN ATTENDANCE:

Melanie Negus, Administrative Support Officer.

P.4714 MEETING PROCEDURES

The Chairman explained the safety procedures to all present.

P.4715 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4715.2 RESOLVED: that the apologies from Councillors N Heather, N Miles and S Weedon for non-attendance of the meeting of the Planning & Development Committee on 4th October 2022, were received

Proposed by Councillor Z Fox
Seconded by Councillor N Heather

On a vote being taken the matter was approved unanimously.

P.4716 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

P.4717 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4718 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.4719 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 6TH SEPTEMBER 2022 FOR SIGNING BY THE CHAIRMAN

P.4719.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 6th September 2022 were received and approved for signing by the Chairman

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4720 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4721 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.4721.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 22/145 (PA22/06549), 22/146 (PA22/08022), 22/147 (PA22/08023), 22/150 (PA22/08360), 22/152 (PA22/08463), and 22/151 (PA22/08333). Whilst Camborne Town Council can see no objections to the proposals for 22/144 (PA22/08050), it would like it noted that: the HIA (Heritage Impact Assessment) is totally inadequate. It refers to an end of terrace property with side vehicle access, when it is in fact mid-terrace, and refers to front and rear gardens of which there is only rear. It states that it proposes a pitched roof to blend with existing properties, then proposes a flat roof (borne out by the plans), and it makes no mention of the conservation area

Proposed by Councillor Z Fox

Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

The Chairman took agenda items 9 and 10 together.

P.4722 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.4722.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/142 (PA22/07584), but would recommend that the boundary wall have a stonework finish, or be of a muted colour

Proposed by Councillor L McDonald
Seconded by Councillor D Atherfold

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

P.4722.3 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 22/148 (PA22/04901)

Proposed by Councillor D Atherfold
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.4722.4 RESOLVED: that Camborne Town Council cannot support Planning Application 22/149 (PA22/08204) as presented. There are several errors on the application form and there is a lack of information and supporting documentation. The site is surrounded by mature trees and Cornish hedges which are important in the landscape and essential to screening any development. The extent of land ownership is not clear from the application (no 'blue line' indicated) but whether situated within the site or adjacent, these important trees and hedges should have been declared on the application form and we feel that it should not have been validated without a tree protection plan as a minimum. There is also no ecological survey supplied and the site is likely to provide habitat, or at least foraging for priority species such as bats so that mitigation and 10% increase for habitat is required (as there are so many errors on the

application the assertion that the site is just under half a hectare should be challenged).

The site backs on to designated public open space, which is managed for conservation and this should also have been declared and taken into account.

Further concerns include the potential to increase flood risk down the slope from the site. There is a lack of recycling facilities, and the design is questionable.

The units proposed seem boxy, bulky, and the reverse accommodation, with external staircases out of keeping.

Development in this location has the potential to be prominent in the landscape and to impact the adjacent conservation area and the WHS.

We note the high probability of archaeological value and draw attention to a granite stile opening into the adjacent parkland which should be preserved.

Lastly it is regrettable that no consideration is given within these proposals to addressing local housing need.

Something which is put into sharp context by the site's proximity to the 'Travelodge' where so many many homeless local families have spent extended periods in temporary accommodation

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.4723

TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **22/153**
CC Number: PA22/08694
Development: Demolition to the existing single storey rear extension and replacement rear extension and associated works.
Location: 73 Enys Road, Camborne, TR14 8TW
Grid Ref: 164791/40783
Comment Submission Date: 05.10.22

TC Number: **22/154**
CC Number: PA22/08731
Development: Proposed veranda, Juliet balcony to rear elevation, cladding to side and rear elevation and replacement rear lean to extension for utility and wet-room.
Location: 8 Cadogan Road, Camborne TR14 7RS
Grid Ref: 164936/39111
Comment Submission Date: 05.10.22

TC Number: **22/155**
CC Number: PA22/08154

Development: Conversion of existing garage to annexed accommodation to provide ancillary and holiday use accommodation. Conversion of storage area to garage.
Location: 1 The Hollies, Trerise Road, Camborne
Grid Ref: 164520/40368
Comment Submission Date: 05.10.22

P.4723.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/153 (PA22/08694)

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4723.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/154 (PA22/08731)

Proposed by Councillor P Mills
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4723.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/155 (PA22/08154); subject to a condition being applied to the development tying it to the main dwelling.

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

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

P.4724 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, AND AGREE ANY FURTHER ACTION

TC Number: **22/058**
CC Number: PA22/02351
Development: Conversion of barn to holiday unit.
Location: Land South-West of Little Boswyn, Boswyn, Troon, Camborne, TR14 9JN
Sent To: Councillor J P Collins
Comment Submission Date: 04.05.22
Comm Decision: No objection, subject to the receipt of a satisfactory Land Contamination Report.

Decision Submitted: Option 1 – Agree with Planning Officer

TC Number: **22/072**
CC Number: PA22/03828
Development: Demolition of semi-detached dwelling and creation of access road leading to development of five dwellings.
Location: 48 Condurrow Road, Beacon, Camborne
Grid Ref: 165849/39263
Sent To: Councillor J P Collins
Comment Submission Date: 15.06.22
Comments Submitted: Recommend refusal; on the grounds of overdevelopment, highway safety issues, and the negative impact it would have on the World Heritage Site.

Comments submission: Having made strong planning reasons to maintain our original position on the proposal, against Planning Officer's recommendation, the Town Council request that the application is determined by the Planning Committee.

TC Number: **22/121**
CC Number: PA22/06048
Development: Conversion of existing hobbies room to a self-contained annex for family.
Location: 22 Trevu Road, Camborne, TR14 7AD
Grid Ref: 165053/39505
Comment Submission Date: 07.09.22
Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 22/121 (PA22/06048) on the grounds that it does not meet minimum space standards for self-contained accommodation.

Comments Submission: Disagree with Planning Officer's recommendation and request that the application is determined by the Planning Committee.

TC Number: **22/116**
CC Number: PA22/06813
Development: Proposed loft conversion, extension, interior alterations and the addition of a porch.
Location: Kevranna, Chapel Hill, Brea, Camborne
Grid Ref: 166383/40223
Comment Submission Date: 03.08.22
Comm Decision: No objection.

Comments Submission: Camborne Town Council upholds its original decision of no objection.

TC Number: **22/135**
CC Number: PA22/07562
Development: Listed Building consent for replacement of failed scantle roof covering and removal of cement mortar pointing to be replaced with a lime mortar.
Location: 23 Roskear, Camborne, Cornwall, TR14 8DG

Grid Ref: 165481/40606
Comment Submission Date: 07.09.22
Comm Decision: No objection.

Comments Submission: 'Agree with the Planning Officer', that an appropriate ecological survey be supplied, and the applicant be advised to withdraw the application, pending this survey. This was a Majority decision with the Chairman using her casting vote.

P.4724.2 **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 M Champion

On a vote being taken the matter was approved unanimously.

P.4725 **TO RECEIVE A REPORT ON PLANNING APPLICATION 22/140 (PA22/06988) DEFERRED FROM THE LAST MEETING FOR CONCILLORS E-MAIL RESPONSES**

TC Number: **22/140**
CC Number: PA22/06988
Development: Erection of a dwelling.
Location: 4 Pendarves View, Camborne, TR14 7QL
Grid Ref: 164266/39162
Comment Submission Date: 16.09.22

Comm Decision: Recommend refusal due to overdevelopment, overlooking and overbearing to neighbouring properties.

P4725.2 **RESOLVED: that a report on Planning Application 22/140 (PA22/06988) deferred from the last meeting for Councillors e-mail responses was received and noted**

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4726 **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.4727 **TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION**

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, Camborne
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.

P4727.2 RESOLVED: that the notification that planning application PA22/02574 was to be decided by Cornwall Council Planning Committee, was received

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 6.58 pm

APPENDIX 1

TC Number: **22/144**
CC Number: PA22/08050
Development: To erection a single storey wet room extension.
Location: 8 Moor Street, Camborne, TR14 8HN
Grid Ref: 165026/40004
Comment Submission Date: 05.10.22
Comm Decision: No objection.

TC Number: **22/146**
CC Number: PA22/08022
Development: Listed building consent for internal alterations to extend existing mezzanine floor to increase usable space. Reorganisation of existing ground floor office to reception area and installation of two new rooflights.
Location: All Saints Community Centre, Church View Road, Camborne,
Grid Ref: 165764/40750
Comment Submission Date: 05.10.22
Comm Decision: No objection.

TC Number: **22/147**
CC Number: PA22/08023
Development: Internal alterations to extend existing mezzanine floor to increase usable space. Reorganisation of existing ground floor office to reception area and installation of two new rooflights.

Location: All Saints Community Centre, Church View Road, Camborne
Grid Ref: 165764/40750
Comment Submission Date: 05.10.22
Comm Decision: No objection.

TC Number: **22/150**
CC Number: PA22/08360
Development: Proposed loft conversion and demolition of existing sunroom and installation of bi-fold doors.

Location: Rosemerryn, Treswithian Road, Treswithian, Camborne
Grid Ref: 164020/40375
Comment Submission Date: 05.10.22
Comm Decision: No objection.

TC Number: **22/152**
CC Number: PA22/08463
Development: Variation of condition 2 of application PA18/00625 for the amended design to include a garage and home office.

Location: Treswithian Farm, Park Holly, Treswithian, Camborne
Grid Ref: 163531/40337
Comment Submission Date: 05.10.22
Comm Decision: No objection.

TC Number: **22/151**
CC Number: PA22/08333
Development: Listed building consent: replacement of some first floor sash windows, and easing, repair and redecoration.

Location: Cornish Choughs Inn, Church Road, Treswithian, Camborne
Grid Ref: 163548/40396
Comment Submission Date: 05.10.22
Comm Decision: No objection.

APPENDIX 2

TC Number: **22/142**
CC Number: PA22/07584
Development: Erection of dwelling
Location: 30 New Street, Troon, Camborne, TR14 9EW
Grid Ref: 166108/37922
Sent To: Councillor L McDonald
Comment Submission Date: 05.10.22

Deferred from last meeting

Comm Decision: No objection, but would recommend that the boundary wall have a stonework finish, or be of a muted colour

TC Number: **22/148**
CC Number: PA22/04901
Development: Conversion of domestic store/workshop to dwelling, already approved under PA21/07069

Location: Chy Mor, Chycarn Moor, Troon, Camborne
Grid Ref: 066793/37658
Sent To: Councillor D Atherfold
Comment Submission Date: 05.10.22

Comm Decision: No objection.

TC Number: **22/149**

CC Number: PA22/08204

Development: Proposed construction of 9 dwellings.

Location: 8 Tolgarrick Road, Tuckingmill, Camborne

Grid Ref: 166037/41161

Sent To: Councillor Z Fox

Comment Submission Date: 05.10.22

Comm Decision: The Town Council cannot support this application as presented. There are several errors on the application form and there is a lack of information and supporting documentation.

The site is surrounded by mature trees and Cornish hedges which are important in the landscape and essential to screening any development.

The extent of land ownership is not clear from the application (no 'blue line' indicated) but whether situated within the site or adjacent, these important trees and hedges should have been declared on the application form and we feel that it should not have been validated without a tree protection plan as a minimum.

There is also no ecological survey supplied and the site is likely to provide habitat, or at least foraging for priority species such as bats so that mitigation and 10% increase for habitat is required (as there are so many errors on the application the assertion that the site is just under half a hectare should be challenged).

The site backs on to designated public open space, which is managed for conservation and this should also have been declared and taken into account.

Further concerns include the potential to increase flood risk down the slope from the site. There is a lack of recycling facilities, and the design questionable.

The units proposed seem boxy, bulky, and the reverse accommodation with external staircases out of keeping.

Development in this location has the potential to be prominent in the landscape and to impact the adjacent conservation area and the WHS.

We note the high probability of archaeological value and draw attention to a granite stile opening into the adjacent parkland which should be preserved.

Lastly it is regrettable that no consideration is given within these proposals to addressing local housing need. Something which is put into sharp context by the site's proximity to the 'Travelodge' where so many many homeless local families have spent extended periods in temporary accommodation.

AGENDA ITEM 11

TC Number: **22/153**
CC Number: PA22/08694
Development: Demolition to the existing single storey rear extension and replacement rear extension and associated works.
Location: 73 Enys Road, Camborne, TR14 8TW
Grid Ref: 164791/40783
Comment Submission Date: 05.10.22
Comm Decision: No objection.

TC Number: **22/154**
CC Number: PA22/08731
Development: Proposed veranda, Juliet balcony to rear elevation, cladding to side and rear elevation and replacement rear lean to extension for utility and wetroom.
Location: 8 Cadogan Road, Camborne TR14 7RS
Grid Ref: 164936/39111
Comment Submission Date: 05.10.22
Comm Decision: No objection.

TC Number: **22/155**
CC Number: PA22/08154
Development: Conversion of existing garage to annexed accommodation to provide ancillary and holiday use accommodation. Conversion of storage area to garage.
Location: 1 The Hollies, Trerise Road, Camborne
Grid Ref: 164520/40368
Comment Submission Date: 05.10.22
Comm Decision: No objection; subject to a condition being applied to the development tying it to the main dwelling.

SIGNED BY THE CHAIRMAN.....

DATE

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