

# Agenda



The Passmore Edwards Building, The Cross, Cross Street, Camborne TR14 8HA Tel: 01209 612406 enquiries@camborne-tc.gov.uk

## COMMITTEE:

**To all Members of the Planning & Development Committee**

## COUNCILLORS:

**Ms Z Fox (Chairman), C Godolphin (Vice Chairman), D Atherfold, J Ball, N Heather, L McDonald, N Miles, P Mills, S Weedon, M Williams (ex officio)**

**I HEREBY SUMMON YOU TO A MEETING:  
of The Planning & Development Committee**

## TO BE HELD:

**The Chamber, The Passmore Edwards Building, The Cross, Cross Street,  
Camborne, TR14 8HA**

## ON:

**Tuesday 6<sup>th</sup> December 2022 at 6.30 pm**

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1. Meeting Procedures.
  2. To receive apologies for non-attendance.
  3. 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.
  4. To approve written request(s) for dispensations.
  5. Chairman's Announcements.
  6. To receive and approve the Minutes of the meeting of this Committee held on 1<sup>st</sup> November 2022 for signing by the Chairman.
  7. Matters arising from the minutes, for information only, where not included below.
  8. To consider Appendix 1 Planning Applications received from Cornwall Council and dealt with under the delegated procedure in accordance with Minute P.3280.3.
  9. 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).

10. To consider Appendix 2 Planning Applications received from Cornwall Council.
11. To address additional Planning Applications received after agenda compiled.
12. 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: **22/140**  
CC Number: PA22/06988  
Development: Erection of a dwelling.  
Location: 4 Pendarves View, Camborne, Cornwall, TR14 7QL  
Grid Ref: 164266/39162  
Comment Submission Date: 07.09.22  
Comm Decision: Recommend refusal due to overdevelopment, overlooking and overbearing to neighbouring properties. (e-mail response by Councillors).

**Decision Submitted: Agree to disagree.**

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, TR14 7HB  
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.

**Decision Submitted: Agree to Disagree.**

TC Number: **22/158**  
CC Number: PA22/08940  
Development: Application for tree works within a TPO area: T1 Sycamore, remove, and replace with Hornbeam within 5 m of tree to be removed  
Location: 24 Pentalek Road, Camborne, TR14 7RQ  
Grid Ref: 164974/39394  
Comment Submission Date: 02.11.22  
Comm Decision: Camborne Town Council recommends refusal as there is a lack of justification for the works.

**Decision Submitted: Agree with Planning Officer.**

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.

**Decision Submitted: Agree to Disagree.**

13. 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.
14. To receive a notification of planning applications to be decided by Cornwall Council Planning Committee and agree any action.
15. To receive a written report from the Responsible Finance Officer regarding the Planning & Development Committee draft revenue budget for 2023/2024, three-year financial plan and draft budget, agree action and authorise expenditure.
16. To receive the 'Approach to Planning Pre-Application Discussions Policy', and agree any action.
17. To receive a Decision Notification regarding an application seeking to remove common land status from woodland at The Reens, Troon.
18. To receive an Appeal Notification for Bullies Lodge, Merry Meeting, Roseworthy, Camborne, and agree any action.
19. To receive the minutes of a meeting of the West Sub-Area Planning Committee held on Monday 17 October 2022, and agree any action.
20. To receive Camborne CP Definitive Map Modification Order Application – Consultation, and agree any action.
21. To receive a Parking Consultation notification for Troon, and agree any action.

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Given under my hand this 29<sup>th</sup> day November 2022



**Samantha Hughes**  
Town Clerk

This meeting has been **advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media and members of the public.**

Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, **we cannot guarantee this**, especially if you are speaking or taking an active role.

**Members will consider the Chairman and Vice Chairman's recommendations for planning applications under Appendix 1 unless a request is made to move an application to Appendix 2 before the day of the meeting.**

## **APPENDIX 1**

TC Number: **22/176**  
CC Number: PA22/09515  
Development: Internal reorganisation to facilitate Cornwall Cornwall user groups and back office staff. Construction of new stair and lift core extension, minor adjustments to pavements and parking provision of external garden area. Installation of PV panels to eastern flat roof and alterations to external windows.  
Location: Council Offices, Dolcoath Avenue, Camborne  
Applicant: 165615/40240  
Comment Submission Date: 07.12.22

TC Number: **22/176 AMENDED APPLICATION**  
CC Number: PA22/09515  
Development: Internal and external re-organisation and refurbishment works including construction of new stair and lift core extension, replacement cladding, alterations to windows, installation of PV panels, alterations to internal access road and parking, provision of external garden area and associated works  
Location: Council Offices, Dolcoath Avenue, Camborne, Cornwall, TR14 8SX  
Grid Ref: 165615/40240  
Comment Submission Date: 07.12.22

TC Number: **22/181**  
CC Number: PA22/10156  
Development: Works to trees subject to a Tree Preservation Order, works include: Sycamore 1 located on property driveway to be reduced to previous pollard cuts, five + years ago.  
Location: 21 Pendarves Road, Camborne, TR14 7QF  
Grid Ref: 164420/39542  
Comment Submission Date: 07.12.22

TC Number: **22/183**  
CC Number: PA22/10164  
Development: Ancillary outbuilding in curtilage of 80 Roseland Park  
Location: 80 Roseland Park, Camborne, TR14 8LU  
Grid Ref: 164675/40974  
Comment Submission Date: 07.12.22

## **APPENDIX 2**

TC Number: **22/172**  
CC Number: PA22/09587  
Development: Conversion of domestic store and garage to dwelling.  
Location: Barn, New Road, Barripper, Cornwall

Grid Ref: 163402/38282  
Sent to: Councillor D Atherfold  
Comment Submission Date: 07.12.22

TC Number: **22/173**  
CC Number: PA22/03637  
Development: Erection of a dwelling  
Location: Land adj to 31 Cranfield Road, Camborne, Cornwall  
Grid Ref: 163943/39993  
Sent to: Councillor L McDonald  
Comment Submission Date: 07.12.22

TC Number: **22/174**  
CC Number: PA22/09404  
Development: Existing ATM to be removed. Existing aperture to be infilled with stonework to match existing. Existing internally illuminated projecting sign to be removed and make good. Existing illuminated individual letter sign to be removed and make good. Existing ADT alarm to be removed and make good. Existing CCTV camera signage to be removed and make good.  
Location: Barclays, 28 Chapel Street, Camborne, Cornwall  
Grid Ref: 164725/40049  
Sent to: Councillor J Ball  
Comment Submission Date: 07.12.22

TC Number: **22/175**  
CC Number: PA22/09773  
Development: Outline application for planning permission with some matters reserved for a proposed new dwelling and car port on infill site namely access, layout and scale  
Location: Land adjacent to the Coach House, Pendarves, Camborne, Cornwall  
Grid Ref: 164194/38398  
Sent to: Councillor N Heather  
Comment Submission Date: 07.12.22

TC Number: **22/177**  
CC Number: PA22/09816  
Development: Construction of dwelling and associated works (following grant of Certificate of Lawfulness ref PA22/06435).  
Location: Land at Rosewarne Downs, Camborne  
Grid Ref: 164364/41598  
Sent to: Councillor Z Fox  
Comment Submission Date: 07.12.22

TC Number: **22/178**  
CC Number: PA22/09908  
Development: Proposed replacement of rear extension with new Dormer, and associated works.  
Location: 25 Trevenson Street, Camborne, TR14 8JD  
Grid Ref: 164900/39876  
Sent to: Councillor S Weedon  
Comment Submission Date: 07.12.22

TC Number: **22/179**  
CC Number: PA22/09778  
Development: Listed building consent for replacement of failed scantle roof covering and removal of cement mortar pointing to be replaced with lime mortar (nhl 3.5 @3:1 with well graded washed flint sand)

Location: 23 Roskear, Camborne, TR14 8DG  
Grid Ref: 165481/40606  
Sent to: Councillor C Godolphin  
Comment Submission Date: 07.12.22

TC Number: **22/180**  
CC Number: PA22/09304  
Development: A change of use from agricultural barns and store to single dwelling house.  
Location: Redundant Agricultural Barns, Chycarn Moor, Troon, Camborne  
Grid Ref: 166885/37691  
Sent to: Councillor P Mills  
Comment Submission Date: 07.12.22

TC Number: **22/182**  
CC Number: PA22/09675  
Development: Retrospective: use of land for stationing a residential mobile home.  
Location: Caravan East of Six Chimneys, Bolenowe, Troon, Camborne  
Grid Ref: 067334/37546  
Sent to: Councillor Z Fox  
Comment Submission Date: 07.12.22

TC Number: **22/184**  
CC Number: PA22/10345  
Development: Application for permission in principle for proposed demolition and construction of one replacement dwelling.  
Location: Hillside, Hangmans Hill, Troon, Camborne  
Grid Ref: 167583/36962  
Sent to: Councillor P Mills  
Comment Submission Date: 07.12.22