

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 1st November 2022 at 6.30 pm

PRESENT:

Councillor Z Fox	Chairman
Councillor C Godolphin	Vice Chairman
Councillor D Atherfold	
Councillor N Heather	
Councillor L McDonald	
Councillor P Mills	
Councillor S Weedon	

IN ATTENDANCE:

Melanie Negus, Administrative Support Officer; and eight members of the public.

P.4728 MEETING PROCEDURES

The Chairman explained the safety procedures to all present.

P.4729 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4729.2 RESOLVED: that the apologies from Councillor N Miles for non-attendance of the meeting of the Planning & Development Committee on 1st November 2022, were received

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

There were no apologies received from Councillor J Ball.

P.4730 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 interests.

P.4731 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4732 CHAIRMAN'S ANNOUNCEMENTS

The Chairman asked that members check their e-mails more regularly now, as in the Town Council's efforts to go paperless there would no longer be postal packs sent for meetings.

P.4733 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 4TH OCTOBER 2022 FOR SIGNING BY THE CHAIRMAN

P.4733.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 4th October 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.4734 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4735 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.4735.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 22/160 (PA22/09167), and 22/161 (PA22/09215). No objection to 22/165 (PA22/09176) subject to a condition being applied to the development tying it to the main dwelling

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

The Chairman brought forward agenda item 15 as it was relative to appendix 2 application 22/163 (PA22/06139).

P.4736 TO RECEIVE CORRESPONDENCE FROM GWINEAR GWITHIAN PARISH COUNCIL REGARDING THE PROPOSED SITING OF A SOLAR FARM AT BARRIPPER

P.4736.2 RESOLVED: that correspondence from Gwinear Gwithian Parish Council regarding the proposed siting of a Solar Farm at Barripper was received

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

The Chairman took agenda items 9 and 10 together.

P.4737 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

The Chairman brought forward planning applications 22/162 (PA22/08584), 22/159 (PA22/09171), and 22/164 PA22/09378 as there were members of the public present wishing to speak on them. Three members of the public spoke in support of the planning applications above.

P.4737.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/162 (PA22/08584), subject to the approval of the County Land Agent

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

Three members of the public left the meeting.

P.4737.3 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 22/164 (PA22/09378)

Proposed by Councillor P Mills
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

Three members of the public left the meeting.

P.4737.4 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 22/159 (PA22/09171) as there is a lack of justification for non-compliance of conditions 4 and 9 of decision notice PA20/04758**

Proposed by Councillor S Weedon
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

Two members of the public left the meeting.

P.4737.5 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 22/156 (PA22/07948), on the grounds of overdevelopment, and it would be overbearing to the neighbouring properties**

Proposed by Councillor L McDonald
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4737.6 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 22/157 (PA22/06549), on the grounds that it will block a right of way and there will be a slight loss of parking**

Proposed by Councillor D Atherfold
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.4737.7 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 22/158 (PA22/08940), as there is a lack of justification for the works**

Proposed by Councillor D Atherfold
Seconded by Councillor S Weedon

On a vote being taken the matter was approved unanimously.

P.4737.8 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 22/163 (PA22/06139), subject to the land**

being reverted back to green field when the land is no longer required for the purposes stated in the application

Proposed by Councillor Z Fox
Seconded by Councillor S Weedon

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

Councillors D Atherfold and N Heather requested that they be recorded as voting against the motion.

P.4738

TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **22/166**
CC Number: PA22/09500
Development: Addition of a dormer to main dwelling and creation of a first floor level above existing detached garage.
Location: Chez Nous, Chapel Hill, Brea, Camborne
Grid Ref: 166489/40165/
Comment Submission Date: 02.11.22

TC Number: **22/167**
CC Number: PA22/08870
Development: Listed building consent for erection of illuminated and non-illuminated signs to the exterior of building.
Location: John Francis Basset, Church Street, Camborne
Grid Ref: 164562/40042
Comment Submission Date: 02.11.22

TC Number: **22/168**
CC Number: PA22/08869
Development: Advertisement consent for provision of assortment of illuminated and non-illuminated signs to the exterior of the building.
Location: John Francis Basset, Church Street, Camborne
Grid Ref: 164562/40042
Comment Submission Date: 02.11.22

TC Number: **22/169**
CC Number: PA22/09352
Development: Front Porch extension and a change of use to the detached garage/store to a domestic residential annex with new attached garage extension and new side extension.
Location: Aspen Cottage, Grass Valley, Treswithian Downs, Camborne
Grid Ref: 162624/41548
Comment Submission Date: 02.11.22

TC Number: **22/170**
CC Number: PA22/09360
Development: Demolition of existing flat roof extension and construction of new extension on same footprint. New north door and new staircase and revised mezzanine to main hall. Solar panels to be provided to south slope of main hall roof.
Location: The Donald Thomas Centre, 19 Chapel Street, Camborne
Grid Ref: 164697/40054
Comment Submission Date: 02.11.22

TC Number: **22/171**
CC Number: PA22/09361
Development: Listed Building Consent for demolition of existing flat roof extension and construction of new extension on same footprint. New north door and new staircase and revised mezzanine to main hall. Solar panels to be provided to south slope of main hall roof.
Location: The Donald Thomas Centre, 19 Chapel Street, Camborne
Grid Ref: 164697/40054
Comment Submission Date: 02.11.22

P.4738.2 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/166 (PA22/09500), subject to a condition being applied tying the development to the dwelling for family use only**

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4738.3 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/167 (PA22/08870)**

Proposed by Councillor C Godolphin
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4738.4 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/168 (PA22/08869); subject to adherence to national guidelines of illumination at night**

Proposed by Councillor C Godolphin
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4738.5 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/169 (PA22/09352) subject to a condition being applied tying the development to the dwelling for family use only, and no paying guests**

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4738.6 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/170 (PA22/09360)**

Proposed by Councillor P Mills
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4738.7 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/171 (PA22/09361)**

Proposed by Councillor P Mills
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4739 **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**

There were no such applications.

P.4740 **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.4741 **TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION**

P4741.2 **RESOLVED: that the notification that planning application PA22/02765: - Caravan North of Roscroggan Mill Roscroggan Camborne Cornwall TR14 0BA was to be**

decided by Cornwall Council Planning Committee, was received. The meeting Clerk to find the Council's previous comments submission on this and e-mail Councillors

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 7.40 pm

APPENDIX 1

TC Number: **22/160**
CC Number: PA22/09167
Development: Non-material amendment in relation to decision notice PA21/06610 dated 14/09/2021 to omit the window in the wall of the South elevation of the rear extension.
Location: 13 Pendarves View, Camborne, TR14 7QL
Comment Submission Date: 02.11.22
Comm Decision: No objection.

TC Number: **22/161**
CC Number: PA22/09215
Development: Proposed rear extension.
Location: 2 Croft Mitchell, Troon, Camborne Cornwall
Grid Ref: 166557/37213
Comment Submission Date: 02.11.22
Comm Decision: No objection.

TC Number: **22/165**
CC Number: PA22/09176
Development: Alterations and extension to garage to form annexe.
Location: 1 Cadogan Drive, Camborne, Cornwall, TR14 7RL
Grid Ref: 165141/39147
Comment Submission Date: 02.11.22
Comm Decision: No objection.

APPENDIX 2

TC Number: **22/156**
CC Number: PA22/07948
Development: Enlargement of the rear of the property, including the construction of a second floor over the whole single-storey ground floor dining/kitchen to increase the bedrooms upstairs from two to four, and to put a bathroom upstairs.
Location: 76 Dolcoath Road, Camborne, TR14 8RP
Grid Ref: 165707/40354
Sent To: Councillor L McDonald

Comment Submission Date: 02.11.22

Comm Decision: Recommend refusal on the grounds of overdevelopment, and it would be overbearing to the neighbouring properties.

TC Number: **22/157**

CC Number: PA22/06549

Development: Change of use of land to provide and extension to the existing garden terrace at land to the rear of the John Francis Basset Public House.

Location: John Francis Basset Public House, Church Street, Camborne, TR14

Grid Ref: 164562/40042

Sent To: Councillor C Godolphin

Comment Submission Date: 02.11.22

Comm Decision: Recommend refusal on the grounds that it will block a right of way and there will be a slight loss of parking.

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 5m of tree to be removed.

Location: 24 Pentalek Road, Camborne, TR14 7RQ

Grid Ref: 164974/39394

Sent To: Councillor N Heather

Comment Submission Date: 02.11.22

Comm Decision: Recommend refusal as there is a lack of justification for the works.

TC Number: **22/159**

CC Number: PA22/09171

Development: Change of use from domestic garden to storage yard including stationing of three storage containers and one office container with non-compliance of conditions 4 and 9 of decision notice. PA20/04758 dated 17.11.21

Location: 1 Old Blacksmiths Yard, Higher Condurrow, Condurrow, Camborne

Grid Ref: 166085/39257

Sent To: Councillor S Weedon

Comment Submission Date: 02.11.22

Comm Decision: Recommend refusal as there is a lack justification for non-compliance of conditions 4 and 9 of decision notice PA20/04758.

TC Number: **22/162**

CC Number: PA22/08584

Development: Change of use of agricultural land for equestrian use and erection of a self-build dwelling to serve the equestrian business.

Location: Church Farm, Church Road, Penponds, Camborne

Grid Ref: 163454/39270

Sent To: Councillor D Atherfold

Comment Submission Date: 02.11.22

Comm Decision: No objection, subject to the approval of the County Land Agent.

TC Number: **22/163**

CC Number: PA22/06139

Development: Installation and operation of a ground mounted photovoltaic solar farm, inclusive of solar arrays, transformers, substation,

landscaping, fencing, internal access tracks, access, CCTV and other associated works, for the purpose of generating and exporting renewable energy to the electricity grid network

Location: Land known as Penhale Moor, South-East of Bosprowal Farm and South of Penhale Road, Carnhell Green, Cornwall.

Grid Ref: 162850/37970

Sent To: Councillor Z Fox

Comment Submission Date: 02.11.22

Comm Decision: No objection, subject to the land being reverted back to green field when the land is no longer required for the purposes stated in the application.

TC Number: **22/164**

CC Number: PA22/09378

Development: Extensions and alterations to dwelling.

Location: Rose Cottage, Carn Entral, Camborne, Cornwall

Grid Ref: 166047/39498

Sent To: Councillor P Mills

Comment Submission Date: 02.11.22

Comm Decision: No objection.

AGENDA ITEM 11

TC Number: **22/166**

CC Number: PA22/09500

Development: Addition of a dormer to main dwelling and creation of a first floor level above existing detached garage.

Location: Chez Nous, Chapel Hill, Brea, Camborne

Grid Ref: 166489/40165/

Comment Submission Date: 02.11.22

Comm Decision: No objection, subject to a condition being applied tying the development to the dwelling for family use only.

TC Number: **22/167**

CC Number: PA22/08870

Development: Listed building consent for erection of illuminated and non-illuminated signs to the exterior of building.

Location: John Francis Basset, Church Street, Camborne

Grid Ref: 164562/40042

Comment Submission Date: 02.11.22

Comm Decision: No objection.

TC Number: **22/168**

CC Number: PA22/08869

Development: Advertisement consent for provision of assortment of illuminated and non-illuminated signs to the exterior of the building.

Location: John Francis Basset, Church Street, Camborne

Grid Ref: 164562/40042

Comment Submission Date: 02.11.22

Comm Decision: No objection, subject to adherence to national guidelines of illumination at night.

TC Number: **22/169**

CC Number: PA22/09352

Development: Front Porch extension and a change of use to the detached garage/store to a domestic residential annex with new attached garage extension and new side extension.
Location: Aspen Cottage, Grass Valley, Treswithian Downs, Camborne
Grid Ref: 162624/41548
Comment Submission Date: 02.11.22
Comm Decision: No objection, subject to a condition being applied tying the development to the dwelling for family use only, and no paying guests.

TC Number: **22/170**
CC Number: PA22/09360
Development: Demolition of existing flat roof extension and construction of new extension on same footprint. New north door and new staircase and revised mezzanine to main hall. Solar panels to be provided to south slope of main hall roof.
Location: The Donald Thomas Centre, 19 Chapel Street, Camborne
Grid Ref: 164697/40054
Comment Submission Date: 02.11.22
Comm Decision: No objection.

TC Number: **22/171**
CC Number: PA22/09361
Development: Listed Building Consent for demolition of existing flat roof extension and construction of new extension on same footprint. New north door and new staircase and revised mezzanine to main hall. Solar panels to be provided to south slope of main hall roof.
Location: The Donald Thomas Centre, 19 Chapel Street, Camborne
Grid Ref: 164697/40054
Comment Submission Date: 02.11.22
Comm Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE

