

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 10th January 2023 at 6.30 pm

PRESENT:

Councillor Z Fox	Chairman
Councillor C Godolphin	Vice Chairman
Councillor D Atherfold	
Councillor J Ball	
Councillor L McDonald	
Councillor P Mills	
Councillor M Williams	

IN ATTENDANCE:

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

P.4762 MEETING PROCEDURES

The Chairman explained the safety procedures to all present.

P.4763 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4763.2 RESOLVED: that the apologies from Councillors N Heather and S Weedon for non-attendance of the meeting of the Planning & Development Committee on 10th January 2023, were received

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4764 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.4765 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4766 CHAIRMAN'S ANNOUNCEMENTS

There were no declarations of interests.

P.4767 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 6TH DECEMBER 2022 FOR SIGNING BY THE CHAIRMAN

P.4767.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 6th December 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.4768 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4769 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.4769.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 23/188 (PA22/09888), 23/189 (PA22/09361), 23/190 (PA22/09360), 23/191 (PA22/10721), 23/193 (PA22/10796), 23/195 (PA22/10166), and 23/196 (PA22/10966)

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.

P.4770 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 application 23/198 (PA22/11022) as there were members of the public wishing to comment on it.

Members of the public spoke in objection to the application.

P.4770.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 22/198 (PA22/11022). The site is in a prominent central location in the village and the proposed changes to the plans would result in development out of keeping with the local area, which is a predominantly rural and traditional village. The proposed design changes would 'urbanise' the historic centre of the village, damaging the character and appearance of the area, contrary to section 1.15 of the local plan (Vision and objectives) and Paragraph 130 of the NPPF

Proposed by Councillor Z Fox

Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4770.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that recommends refusal of Planning Application 23/187 (PA22/10291) due to the mass, scale and design of the new application this would result in development out of keeping with the area, which has a predominantly rural and traditional feel. Contrary to paragraph 1.15 of the local plan (Vision and Objectives) and para 130 of the NPPF

Proposed by Councillor Z Fox

Seconded by Councillor P Mills

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

Five members of the public left the meeting.

P.4770.4 RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23/192 (PA22/10609), due to

overdevelopment, out of keeping with the surrounding properties, and if the development were permitted could potentially cause access and parking issues

Proposed by Councillor L McDonald
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4770.5

RESOLVED: that Camborne Town Council respond to Cornwall Council that recommends refusal of Planning Application 22/194 (PA22/10897). The plot has a lack of amenity space, access and egress issues, and the lack of allotted parking has the potential to cause highway and parking issues; furthermore the plot borders a footpath regularly used by a lot of children

Proposed by Councillor C Godolphin
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4770.6

RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 22/197 (PA22/10518). The Town Council agree with public opinion and the concerns of the Planning Officer. The Planning Statement implies the planting of shrubs which would not be possible; and there is no significant difference in this application to the previously refused one.

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

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

P.4770.7

RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 22/199 (PA22/11071) as it would be out of scale, and overdevelopment of the cramped site

Proposed by Councillor P Mills
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4771

TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **23/200**
CC Number: PA22/11414
Development: Proposed 2-bedroom detached dwelling with off-road parking and garden amenity area

Location: Land South East of 12 Enys Road, Harefield
Crescent, Camborne, Cornwall
Grid Ref: 164704/40594

TC Number: **23/201**
CC Number: PA22/10996
Development: Retention of pod used for holiday use and by
members of the family, additional residential
curtilage.

Location: Goonzoyle Lodge, Bell Lake, Camborne
Grid Ref: 162936/42445

TC Number: **23/202**
CC Number: PA22/10328
Development: To create a field gateway to allow tractor
maintenance access.

Location: Trevarrack Cottage, Puggis Hill, Reskadinnick,
Camborne
Grid Ref: 163325/41425

TC Number: **23/203**
CC Number: PA23/00107
Development: Non-material amendment in relation to decision
notice PA20/03617 dated 11th Aug 2020 for
adding some doors and windows and to change
the position of a roller shutter door.

Location: Sea View Farm, Top Fields, Treswithian Downs,
Camborne. TR14 OBX

TC Number: **23/204**
CC Number: PA23/11424
Development: Minor amendments to previously approved
extension and associated works (PA21/05364).

Location: The Coach House, Roseworthy Hill,
Roseworthy, Camborne

TC Number: **23/205**
CC Number: PA22/10947
Development: Erection of two bungalows
Location: Land Adj Kenley Vale, Plot 1 & 2, Higher
Condurrow, Condurrow, Camborne

Comment Submission Date: 11.01.23

Deferred to February meeting

P.4771.2

**RESOLVED: that Planning Application 22/200
(PA22/11414) was deferred for e-mail responses
from members**

Proposed by Councillor D Atherfold
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4771.3 **RESOLVED: that Camborne Town Council responds to Cornwall Council recommends refusal of Planning Application 22/201 (PA22/10996) as it would establish a change of use from Agricultural to commercial use; and could set a precedent**

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4771.4 **RESOLVED: that Camborne Town Council responds to Cornwall Council recommend refusal of Planning Application 22/202 (PA22/10328) as the current access is perfectly adequate, and the creation of an additional access would damage the Cornish hedge and mature trees, it could also cause road safety issues**

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

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

P.4771.5 **RESOLVED: that Camborne Town Council responds to Cornwall Council recommend refusal of Planning Application 22/203 (PA22/10328) in line with planning officer's comments. In addition the Town Council notes that developments in the area are not adhering to agreed plans**

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4771.6 **RESOLVED: that Camborne Town Council responds to Cornwall Council has no objection to Planning Application 22/204 (PA22/10328)**

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4771.7 **RESOLVED: that Planning Application 22/205 (PA22/10328) was deferred to the next meeting**

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4772

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: **22/177**
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
Comm Decision: No objection; subject to there being no further development of the site.

Decision Submitted: 'Agree with Planning Officer'.

P.4772.2

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 Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4773

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.4774

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

There were no notifications.

P.4775

TO RECEIVE A CONSULTATION NOTIFICATION FOR ROAD AND PAVEMENT IMPROVEMENTS AT ROSEMELLIN SCHOOL, AND AGREE ANY ACTION

P.4775.2

RESOLVED: that Consultation Notification for road and pavement improvements at Rosemellin school was received, and the Town Council respond in support of the works

Proposed by Councillor C Godolphin
Seconded by Councillor J Ball

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

There being no further business the Chairman closed the meeting at 7.46 pm.

APPENDIX 1

TC Number: **23/188**
CC Number: PA22/09888
Development: Re-clad existing buildings.
Location: 1-11 Burgess, Foundry Row, Trevithick View, Camborne
Grid Ref: 164931/39788
Comment Submission Date: 11.01.23
Comm Decision: No objection.

TC Number: **23/189 AMENDED APP (Nov Meeting – 'No objection)**
CC Number: PA22/09361
Development: Listed building consent for demolition of existing flat roof extension and construction of new extension on same foot print. New north door and new staircase and revised mezzanine to main hall. Solar panels to be provided to south slope of main roof.
Location: The Donald Thomas Centre, 19 Chapel Street, Camborne TR14 8EF
Comment Submission Date: 11.01.23
Comm Decision: No objection.

TC Number: **23/190**
CC Number: PA22/09360
Development: Demolition of existing flat roof extension and construction of replacement extension with solar panels above. Creation of new southern entrance and installation of replacement exterior north door.
Location: The Donald Thomas Centre, 19 Chapel Street, Camborne, TR14 8EF
Comment Submission Date: 11.01.23
Comm Decision: No objection.

TC Number: **23/191**
CC Number: PA22/10721
Development: A household planning application for the construction of a new first floor rear extension, to add a master bedroom, en-suite, and walk-in wardrobe with internal balcony.
Location: Nauvoo, Cadogan Drive, Camborne
Grid Ref: 165166/39112
Comment Submission Date: 11.01.23
Comm Decision: No objection.

TC Number: **23/193**
CC Number: PA22/10796
Development: Non-material amendment in relation to decision notice PA22/04523 dated 19.10.2022 for changes to the approved window positions of the replacement cadet facility.

Location: Army Reserve Centre, North Roskear Road, Tuckingmill,
Camborne, TR14 8PU

Comment Submission Date: 11.01.23

Comm Decision: No objection.

TC Number: **23/195**

CC Number: PA22/10166

Development: Dismantle conservatory small block extension, construction of
extension

Location: 58 Fore Street, Beacon, Camborne, Cornwall

Grid Ref: 165552/39246

Comment Submission Date: 11.01.23

Comm Decision: No objection.

TC Number: **23/196**

CC Number: PA22/10966

Development: Retrospective application for the erection of timber shed.

Location: Building opposite 38 New Road, Barripper, Camborne

Grid Ref: 163305/38405

Comment Submission Date: 11.01.23

Comm Decision: No objection.

APPENDIX 2

TC Number: **23/187**

CC Number: PA22/10291

Development: Proposed dwelling, garage, annex and associated works.

Location: The Vicarage, 1 Mill Road, Penponds, Camborne

Grid Ref: 163566/39077

Comment Submission Date: 11.01.23

Comm Decision: Recommend refusal due to the mass, scale and design of the new
application, this would result in development out of keeping with
the area, which has a predominantly rural and traditional feel.
Contrary to paragraph 1.15 of the local plan (Vision and
Objectives) and para 130 of the NPPF.

TC Number: **23/192**

CC Number: PA22/10609

Development: Application for outline planning permission with all matters
reserved for the demolition of existing bungalow and construction
of two replacement bungalows including associated works.

Location: 21 Penware Parc, Camborne, TR14 7QR

Grid Ref: 164000/39260

Comment Submission Date: 11.01.23

Comm Decision: Recommend refusal due to overdevelopment, out of keeping with
the surrounding properties, and if the development were permitted
could potentially cause access and parking issues.

TC Number: **23/194**

CC Number: PA22/10897

Development: Application for permission in principle for the erection of a single
dwelling.

Location: 79 North Roskear Road, Tuckingmill, Camborne

Grid Ref: 165362/40901
Comment Submission Date: 11.01.23
Comm Decision: Recommend refusal of Planning Application 22/194 (PA22/10897).
The plot has a lack of amenity space, access and egress issues,
and the lack of allotted parking has the potential to cause highway
and parking issues; furthermore the plot borders a footpath
regularly used by a lot of children

TC Number: **23/197**
CC Number: PA22/10518
Development: Retrospective householder permission for the construction of a
1275mm wall with an 1125mm fence to the top as shown on the
attached photographs. The wall is to the boundary of 2 Chapel
Close, TR14 0DB

Location: 2 Chapel Close, Kehelland, Camborne, Cornwall

Grid Ref: 162523/40800

Comment Submission Date: 11.01.23

Comm Decision: Recommend refusal. The Town Council agree with public opinion
and the concerns of the Planning Officer. The Planning Statement
implies the planting of shrubs which would not be possible; and
there is no significant difference in this application to the
previously refused one.

TC Number: **23/198**
CC Number: PA22/11022
Development: Amended design of buildings previously approved under
application PA18/08586 for the erection of two dwellings and the
formation of new access

Location: The Nursery, Mill Road, Penponds, Camborne

Grid Ref: 163611/39124

Comment Submission Date: 11.01.23

Comm Decision: Recommend refusal. The site is in a prominent central location in
the village and the proposed changes to the plans would result in
development out of keeping with the local area, which is a
predominantly rural and traditional village. The proposed design
changes would 'urbanise' the historic centre of the village,
damaging the character and appearance of the area, contrary to
section 1.15 of the local plan (Vision and objectives) and
Paragraph 130 of the NPPF

TC Number: **23/199**
CC Number: PA22/11071
Development: Outline planning application for two dwellings (demolition of
existing dwelling) with all matters reserved

Location: 27 Newton Road, Troon, Camborne, Cornwall

Grid Ref: 166035/38737

Comment Submission Date: 11.01.23

Comm Decision:

AGENDA ITEM 11

TC Number: **23/200**

CC Number: PA22/11414
Development: Proposed 2-bedroom detached dwelling with off-road parking and garden amenity area
Location: Land South East of 12 Enys Road, Harefield Crescent, Camborne, Cornwall
Grid Ref: 164704/40594
Comment Submission Date: 11.01.23
Comm Decision: **This was deferred for e-mail responses from members.**

TC Number: **23/201**
CC Number: PA22/10996
Development: Retention of pod used for holiday use and by members of the family, additional residential curtilage.
Location: Goonzoyle Lodge, Bell Lake, Camborne
Grid Ref: 162936/42445
Comment Submission Date: 11.01.23
Comm Decision: Recommend refusal as it would establish a change of use from Agricultural to commercial use; and could set a precedent.

TC Number: **23/202**
CC Number: PA22/10328
Development: To create a field gateway to allow tractor maintenance access.
Location: Trevarrack Cottage, Puggis Hill, Reskadinnick, Camborne
Grid Ref: 163325/41425
Comment Submission Date: 11.01.23
Comm Decision: Recommend refusal as the current access is perfectly adequate, and the creation of an additional access would damage the Cornish hedge and mature trees, it could also cause road safety issues.

TC Number: **23/203**
CC Number: PA23/00107
Development: Non-material amendment in relation to decision notice PA20/03617 dated 11th Aug 2020 for adding some doors and windows and to change the position of a roller shutter door.
Location: Sea View Farm, Top Fields, Treswithian Downs, Camborne, TR14 OBX
Comment Submission Date: 11.01.23
Comm Decision: Recommend refusal, in line with planning officer's comments. In addition the Town Council notes that developments in the area are not adhering to agreed plans.

TC Number: **23/204**
CC Number: PA23/11424
Development: Minor amendments to previously approved extension and associated works (PA21/05364).
Location: The Coach House, Roseworthy Hill, Roseworthy, Camborne
Comment Submission Date: 11.01.23
Comm Decision: No Objection.

TC Number: **23/205**
CC Number: PA22/10947
Development: Erection of two bungalows

Location: Land Adj Kenley Vale, Plot 1 & 2, Higher Condurrow, Condurrow,
Camborne

Comment Submission Date: 11.01.23

Comm Decision: Deferred to February meeting

SIGNED BY THE CHAIRMAN.....

DATE