

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 6th December 2022 at 6.30 pm

PRESENT:

Councillor Z Fox	Chairman
Councillor C Godolphin	Vice Chairman
Councillor D Atherfold	from point mentioned
Councillor N Heather	
Councillor J Ball	
Councillor L McDonald	
Councillor P Mills	
Councillor S Williams	

IN ATTENDANCE:

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

P.4742 MEETING PROCEDURES

The Chairman explained the safety procedures to all present.

P.4743 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4743.2 RESOLVED: that the apologies from Councillor N Miles and S Weedon for non-attendance of the meeting of the Planning & Development Committee on 6th December 2022, were received

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4744 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.4745 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4746 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.4747 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 1ST NOVEMBER 2022 FOR SIGNING BY THE CHAIRMAN

P.4747.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 1st November 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.

Councillor D Atherfold entered the meeting at 6.34pm.

P.4748 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4749 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.4749.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 22/176 (PA22/09515); no objection 22/181 (PA22/10156) subject to the approval of the Tree Officer; no objection to 22/183 (PA22/10164) subject to a condition being applied to the development tying it to the main dwelling for family use only

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.4750

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 22/175 (PA22/09773), 22/177 (PA22/09816), 22/182 (PA22/09675) and 22/184 (PA22/10345) as there were members of the public present wishing to speak on them.

Members of the public spoke in support of applications 22/175 (PA22/09773), 22/177 (PA22/09816), and 22/182 (PA22/09675).

P.4750.2

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/184 (PA22/10345) in principle; subject to there being no further development of the site

Proposed by Councillor P Mills
Seconded by Councillor Z Fox

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

P.4750.3

RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 22/175 (PA22/09773)

Proposed by Councillor N Heather
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

Two members of the public left the meeting.

P.4750.4

RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 22/177 (PA22/09816); subject to there being no further development of the site

Proposed by Councillor C Godolphin
Seconded by Councillor J Ball

On a vote being taken the matter was approved Majority.
Councillor Z Fox asked to be recorded as voting against the motion.

Two members of the public left the meeting.

P.4750.5 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 22/182 (PA22/09675), due to this being a new dwelling in open countryside, on previously undeveloped land, and in an isolated and unsustainable location. Contrary to section 7 of the local plan and paragraph 80 of the NPPF**

Proposed by Councillor Z Fox
Seconded by Councillor M Williams

On a vote being taken the matter was approved unanimously.

Four members of the public left the meeting.

P.4750.6 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 22/172 (PA22/09587) on the grounds of overdevelopment, overlooking and loss of privacy to neighbouring properties, loss of amenity space, and access and parking issues**

Proposed by Councillor D Atherfold
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4750.7 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 22/173 (PA22/03637)**

Proposed by Councillor L McDonald
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4750.8 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 22/174 (PA22/09404)**

Proposed by Councillor J Ball
Seconded by Councillor D Atherfold

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

P.4750.9 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning**

Application 22/178 (PA22/09908)

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

- P.4750.10** **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 22/179 (PA22/09778) subject to the submission of a satisfactory Ecological Survey/Bat Report**

Proposed by Councillor C Godolphin
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

- P.4750.11** **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 22/180 (PA22/09304) subject to: the consideration of installing a Barn Owl box as suggested by the survey results (being a suitable environment for the endangered species). Also, to follow guidelines re nesting birds, regarding building work timing and for a Bat Survey be undertaken, and guidance followed (if not already completed)**

Proposed by Councillor P Mills
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

- P.4751** **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

- P.4751.2** **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 22/185 (PA22/09083)**

Proposed by Councillor C Godolphin
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

- P.4751.3** **RESOLVED: that Camborne Town Council responds to Cornwall Council as it has reservations regarding Planning Application 22/186 (PA22/05771) in terms of the scale of this development and its impact on the setting of a heritage asset.**
The Town Council have come to the conclusion that this represents overdevelopment of the plot, at least doubling the footprint of the existing building and bringing the built form forward toward the drive and entrance increasing

obtrusiveness; and have concerns over light pollution, traffic increase and general busyness, which could spoil the quiet parkland setting. If the dwellings are designated as 'holiday lets' the Town Council feel that service traffic and vehicles also have the potential for harm.

Permitting 4 dwellings here will change the character of the grounds considerably, notwithstanding the applicant's suggestion of omitting boundaries, and new parking, which should be conditioned if the planning officer is minded to allow this development, however we recommend refusal, and we ask that careful consideration is given to the comments of the Historic Planning Office and Historic England in this case

Proposed by Councillor Z Fox

Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4752

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.

P.4752.2

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.4753

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

This application was to be decided by Cornwall Council under delegated authority

CC Number: PA22/10771
Development: Works to trees within a conservation area – T1 – Fraxinus Excelsior. Crown reduce by 1-2m and remove major deadwood.
Location: Station House, 2 Mount Pleasant Road, Camborne, TR14 7RF

P.4753.2

RESOLVED: that planning application PA22/10771 from Cornwall Council for works which Cornwall Council will decide under delegated authority, was received

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.4754

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

There were no notifications.

P.4755

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

P.4755.2

RESOLVED: that a written report from the Responsible Finance Officer regarding the Planning and Development Committee Draft Revenue Budget for 2023/2024 and three-year financial plan, was received and approved

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4755.3 RESOLVED: that the Planning and Development Draft Revenue Budget for 2023/2024, and 3-year financial plan was received and approved

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4756 TO RECEIVE THE 'APPROACH TO PLANNING PRE-APPLICATION DISCUSSIONS POLICY', AND AGREE ANY ACTION

P.4756.2 RESOLVED: that the 'Approach to Planning Pre-Application Discussions Policy' was received, approved, and adopted

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4757 TO RECEIVE A DECISION NOTIFICATION REGARDING AN APPLICATION SEEKING TO REMOVE COMMON LAND STATUS FROM WOODLAND AT THE REENS, TROON

P.4757.2 RESOLVED: that a Decision Notification regarding an application seeking to remove common land status from woodland at The Reens, Troon, was received

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4758 TO RECEIVE AN APPEAL NOTIFICATION FOR BULLIES LODGE, MERRY MEETING, ROSEWORTHY, CAMBORNE, AND AGREE ANY ACTION

P.4758.2 RESOLVED: that an Appeal Notification for Bullies Lodge, Merry Meeting, Roseworthy, Camborne, was received

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4759 TO RECEIVE THE MINUTES OF A MEETING OF THE WEST SUB-AREA PLANNING COMMITTEE HELD ON MONDAY 17

OCTOBER 2022, AND AGREE ANY ACTION

P.4759.2 **RESOLVED: that the minutes of a meeting of the West Sub-Area Planning Committee held on Monday 17 October 2022 were received**

Proposed by Councillor C Godolphin
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4760 **TO RECEIVE A CAMBORNE CP DEFINITIVE MAP MODIFICATION ORDER APPLICATION – CONSULTATION, AND AGREE ANY ACTION**

P.4760.2 **RESOLVED: that a Camborne CP Definitive Map Modification Order Application – Consultation was received**

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.4761 **TO RECEIVE A PARKING CONSULTATION NOTIFICATION FOR TROON, AND AGREE ANY ACTION**

P.4761.2 **RESOLVED: that a parking Consultation notification for Troon was received. A response be sent to Cornwall Council recommending that this area be made a 20mph zone; and expressing the Town Council’s concerns on the negative impact these proposals would have on residents parking, as currently the parking situation was working as a traffic calming measure; and questioning the justification and evidence of benefit**

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.42 pm.

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
Comm Decision: No objection.

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
Comm Decision: No objection.

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
Comm Decision: No objection.

APPENDIX 2

TC Number: **22/172**
CC Number: PA22/09587
Development: Conversion of domestic store and garage to dwelling. Location: Barn, New Road, Barrripper, Camborne
Grid Ref: 163402/38282
Sent to: Councillor D Atherfold
Comment Submission Date: 07.12.22

Comm Decision: Recommend refusal) on the grounds of overdevelopment, overlooking and loss of privacy to neighbouring properties, loss of amenity space, and access and parking issues.

TC Number: **22/173**
CC Number: PA22/03637
Development: Erection of a dwelling
Location: Land adj to 31 Cranfield Road, Camborne
Grid Ref: 163943/39993
Sent to: Councillor L McDonald
Comment Submission Date: 07.12.22
Comm Decision: No objection.

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 Bank, 28 Chapel Street, Camborne
Grid Ref: 164725/40049
Sent to: Councillor J Ball
Comment Submission Date: 07.12.22
Comm Decision: No objection.

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
Comm Decision: No objection.

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.

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
Comm Decision: No objection.

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
Comm Decision: No objection; subject to the submission of a satisfactory Ecological Survey/Bat Report.

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
Comm Decision: No objection subject to: the consideration of installing a Barn Owl box as suggested by the survey results (being a suitable environment for the endangered species). Also, to follow guidelines re nesting birds, regarding building work timing and for a Bat Survey be undertaken, and guidance followed (if not already completed).

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
Comm Decision: Recommends refusal, due to this being a new dwelling in open countryside, on previously undeveloped land, and in an isolated and unsustainable location. Contrary to section 7 of the local plan and paragraph 80 of the NPPF.

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
Comm Decision: No objection in principle; subject to there being no further development of the site.

AGENDA ITEM 11

TC Number: **22/185**
CC Number: PA22/09083
Development: Single storey rear extension.
Location: Manchester House, Vyvyan Street, Camborne
Grid Ref: 164968/40154
Sent To: Councillor C Godolphin
Comment Submission Date: 07.12.22
Comm Decision: No objection.

TC Number: **22/186**
CC Number: PA22/05771
Development: Application for alterations and extensions to existing building to form for 1 bedroom Mews cottages.
Location: Chy An Coose, Holman Park, Camborne
Grid Ref: 164828/40341
Sent To: Councillor P Mills
Comment Submission Date: 03.08.22
Comm Decision: Camborne Town Council responds to Cornwall Council as it has reservations regarding Planning Application 22/186 (PA22/05771) in terms of the scale of this development and its impact on the setting of a heritage asset.

The Town Council have come to the conclusion that this represents overdevelopment of the plot, at least doubling the footprint of the existing building and bringing the built form forward toward the drive and entrance increasing obtrusiveness; and have concerns over light pollution, traffic increase and general busyness, which could spoil the quiet parkland setting. If the dwellings are designated as 'holiday lets' the Town Council feel that service traffic and vehicles also have the potential for harm.
Permitting 4 dwellings here will change the character of the grounds considerably, notwithstanding the applicant's suggestion of omitting boundaries, and new parking, which should be conditioned if the planning officer is minded to allow this development, however we recommend refusal, and we ask that careful consideration is given to the comments of the Historic Planning Office and Historic England in this case.

SIGNED BY THE CHAIRMAN.....

DATE