

# Meeting Minutes

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

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## 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 7<sup>th</sup> February 2023 at 6.30 pm**

## PRESENT:

<b>Councillor Z Fox</b>	<b>Chairman</b>
<b>Councillor C Godolphin</b>	<b>Vice Chairman</b>
<b>Councillor J Ball</b>	
<b>Councillor L McDonald</b>	
<b>Councillor P Mills</b>	
<b>Councillor M Williams</b>	

## IN ATTENDANCE:

**David Garwood, Amenities & Projects Officer and Deputy Proper Officer; Melanie Negus, Administrative Support Officer; and one member of the public.**

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### **P.4776 MEETING PROCEDURES**

The Chairman explained the safety procedures to all present.

### **P.4777 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

**P.4777.2 RESOLVED: that the apologies from Councillors D Atherfold, N Heather, and S Weedon for non-attendance of the meeting of the Planning & Development Committee on 7<sup>th</sup> February 2023, were received**

Proposed by Councillor C Godolphin  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.4778 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.4779 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.4780 CHAIRMAN'S ANNOUNCEMENTS**

The Admin Support Officer informed members that the planning application for Park Gerry was on the Cornwall Council Planning Portal for public comments, if any members wanted to submit any comments.

**P.4781 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 10<sup>TH</sup> JANUARY 2023 FOR SIGNING BY THE CHAIRMAN**

**P.4781.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 10<sup>th</sup> January 2023 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.4782 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.4783 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.4784.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 23/200 (PA22/11414), 23/207 (PA22/11336), 23/209 (PA22/11398), 23/211 (PA23/00295), 23/213 (PA22/08304), 23/217 (PA23/00348), 23/214 (PA23/00525) subject to the approval of the Tree Officer, and, 23/215 (PA23/00264) subject to the approval of the Tree Officer**

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.4785**

**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.4785.2**

**RESOLVED: Camborne Town Council note that pre-application conditions relating to 23/205 (PA19/06709) allowed at appeal have not been adhered to, particularly the conditions requiring a full and accurate survey of trees on site, with a tree protection plan and a detailed landscaping and planting scheme to be supplied before any works were undertaken.**

**It is of great concern that clearance on the site had already been carried out, removing some mature trees and encroaching on others. This is likely to have caused damage to the root systems of remaining trees. These remaining trees screen the proposed development from wider views from the great flat lode at the rear of the site. We note also the lack of an adequate heritage impact assessment. The one supplied makes no reference to Cornish hedges on site as referenced in the appeal. These valuable hedges have now been damaged and in some cases removed as part of the site clearance.**

**The position of the development should not be set further back as suggested by this new application but remain relatively close to the road as described in the planning inspector's decision.**

**Scale and mass should remain congruent with the original application in accordance with the appeal decision.**

**The proposed loss of garaging will negatively affect the streetscape and undermine the suggestion from the planning inspector that 'In time domestic garden planting would soften the frontage of the development'.**

**The Town Council therefore recommends refusal, due to an inaccurate application, failing to reference trees on site, noncompliance with/lack of provision of an accurate Tree Survey and Tree Protection Plan, inadequate heritage impact assessment and a lack of justification for proposed changes.**

**Any permission should require the same pre-application conditions as referenced by the planning appeal for the same site, and a condition should also be applied requiring a remediation scheme to include tree planting and Cornish hedge replacement**

Proposed by Councillor P Mills  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.4785.3**            **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 23/206 (PA22/10906)**

Proposed by Councillor C Godolphin  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.4785.4**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that they have sought further information and clarification from the developer on Planning Application 23/208 (PA22/11420), and wish to lodge a 'holding objection' until such information is supplied**

Proposed by Councillor Z Fox  
Seconded by Councillor P Mills

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

**P.4785.5**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that recommends refusal of Planning Application 23/210 (PA22/06549) on the grounds that it will block a right of way and there will be a loss of parking**

Proposed by Councillor J Ball  
Seconded by Councillor Z Fox

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

**P.4785.6**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23/212 (PA22/00358) subject to a condition being applied to the development tying it to the main property**

Proposed by Councillor L McDonald  
Seconded by Councillor C Godolphin

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

**P.4785.7**            **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23/216 (PA22/11292)**

Proposed by Councillor C Godolphin

Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4785.8**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23/218 (PA22/00010), but request that a Barn Owl Box be attached to the development**

Proposed by Councillor J Ball  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.4786**                    **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

TC Number:            **23/219**  
CC Number:            PA23/00789  
Development:        Proposed raising of roof with dormer windows and addition of porch to dwelling..  
Location:              Kevranna, Chapel Hill, Brea, Camborne  
Grid Ref:               166384/40223

**P.4786.2**                **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23/219 (PA22/00789)**

Proposed by Councillor P Mills  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.4787**                    **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:            **22/101**  
CC Number:            PA22/04328  
Development:        Change of use from residential to commercial.  
Location:              1 & 2 Rosewarne House Holman Park  
                                 Camborne TR14 8FE  
Comment Submission Date: 06.07.22  
Comm Decision:      No objection  
**Decision Submitted: Agree with Planning Officer, recommending refusal.**

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  
Comment Submission Date: 07.12.22  
Comm Decision: No objection  
**Decision Submitted: Agree with Planning Officer, recommending refusal.**

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  
Comment Submission Date: 07.12.22  
Comm Decision: No objection in principle; subject to there being no further development of the site.  
**Decision Submitted: Agree to Disagree.**

**P.4787.2** **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 J Ball

On a vote being taken the matter was approved unanimously.

**P.4788** **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**

CC Number: PA23/00186  
Development: Works to trees within a conservation area: G1 (5 no. trees) -Leylandii - Fell. T1 - Cherry - Fell. T2-T9 - Conifers- Fell.  
Location: 35 Pendarves Road, Camborne, Cornwall TR14 7QF

**P.4788.2** **RESOLVED: that planning application from Cornwall Council for works which Cornwall Council will decide under delegated authority was received**

Proposed by Councillor P Mills  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.4789** **TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY 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.

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.

**P.4789.2 RESOLVED: that planning applications from Cornwall Council for works which Cornwall Council will decide under delegated authority were received**

Proposed by Councillor Z Fox  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.4790 TO RECEIVE A REPORT ON 23/200 (PA22/11414) LAND SOUTH-EAST OF 12 ENYS ROAD, HAREFIELD CRESCENT, CAMBORNE, DEFERRED FROM LAST MEETING FOR E-MAIL RESPONSE**

Response submitted: Recommend refusal on grounds of overdevelopment, loss of privacy & loss of light to neighbouring properties; access, highways, and contaminated land concerns (site arsenic levels estimated to exceed safe level for residential use). This type of sporadic development is not in keeping within a works heritage site; and could set a precedent for the area.

**P.4790.2 RESOLVED: that a report on 23/200 (PA22/11414) Land South-East of 12 Enys Road, Harefield Crescent, Camborne, Deferred from last meeting for e-mail response, was received**

Proposed by Councillor Z Fox  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4791**                    **TO RECEIVE PRE-CONSULTATION CORRESPONDENCE FOR A PROPOSED RADIO BASE STATION INSTALLATION AT KER26571 FOUNDRY ROAD, CAMBORNE, CORNWALL, TR14 7TU, AND AGREE ACTION**

**P.4791.2**                **RESOLVED: that pre-consultation correspondence for a proposed Radio Base Station Installation at KER26571 Foundry Road, Camborne, Cornwall, TR14 7TU, was received. The Town Council respond asking if there is a need for this as an Appeal Decision APP/D0840/W/21/3289296 granted permission for one at Kerrier Way, Camborne. It would be incongruous and intrusive at that location and out of keeping with the line of trees. An alternative could be the pedestrian exit of Stray Park (also known as Pengegon Play Field) to Foundry Road on the verge**

Proposed by Councillor P Mills  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.4792**                    **TO RECEIVE AN APPEAL DECISION FOR PA21-03648 LAND SOUTH OF 1 WEST SETON, CAMBORNE, AND AGREE ACTION**

**P.4792.2**                **RESOLVED: that an Appeal Decision for PA21-03648 Land South of 1 West Seton, Camborne, was received**

Proposed by Councillor Z Fox  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4793**                    **TO RECEIVE RECEIVE AN APPEAL NOTIFICATION FOR PA22/04121, 97 NORTH ROSKEAR ROAD, TUCKINGMILL CAMBORNE, AND AGREE ACTION**

**P.4793.2**                **RESOLVED: that an Appeal Notification for PA22/04121, 97 North Roskear Road, Tuckingmill Camborne, was received**

Proposed by Councillor Z Fox  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.



**P.4794 TO RECEIVE AN APPEAL DECISION FOR PA21-08538  
KERRIER WAY, CAMBORNE**

**P.4794.2 RESOLVED: that an Appeal Decision for PA21-08538 Kerrier  
Way, Camborne, was received**

Proposed by Councillor Z Fox  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4795 TO RECEIVE AN APPEAL DECISION FOR PA21-08538  
KERRIER WAY, CAMBORNE**

**P.4795.2 RESOLVED: that an Appeal Decision for PA21-08538 Kerrier  
Way, Camborne, was received**

Proposed by Councillor C Godolphin  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.25 pm.

**APPENDIX 1**

TC Number: **23/207**  
CC Number: PA22/11336  
Development: Conversion of an existing barn to a dwelling (in lieu of Class Q  
Prior Approval PA22/06636 to incorporate amended design).  
Location: Higher Kehelland Barn, Kehelland, Camborne, TR14 0DQ  
Grid Ref: 161989/40899  
Comment Submission Date: 08.02.23  
Comm Decision: No objection.

TC Number: **23/209**  
CC Number: PA22/11398  
Development: Removal of existing UPVC lean-to and construction of a single-  
storey extension replacement.  
Location: 55 Dolcoath Road, Camborne, Cornwall, TR14 8RW  
Grid Ref: 165588/40388  
Comment Submission Date: 08.02.23  
Comm Decision: No objection.

TC Number: **23/211**  
CC Number: PA23/00295  
Development: Notification under Town and Country Planning (General Permitted  
Development) (England) Order 2015, under Part 17 Class K for  
mineral exploration via a drilling program comprising a single

surface drilling site which will be utilised to drill a parent hole and multiple diamond drillholes, navigated off the parent hole.

Location: Land North of Kerrier Way, Camborne  
Grid Ref: 165345/40315  
Comment Submission Date: 08.02.23  
Comm Decision: No objection.

TC Number: **23/213**  
CC Number: PA22/08304  
Development: Change of use of part of Polstrong House to be used for Civil wedding Ceremonies (10-12 wedding ceremonies per year) and for the occasional siting of a marquee in the adjoining walled garden.

Location: Polstrong House, Polstrong, Camborne  
Grid Ref: 162840/39816  
Comment Submission Date: 08.02.23  
Comm Decision: No objection.

TC Number: **23/214**  
CC Number: PA23/00525  
Development: Works to trees subject to a TPO: T1 – Magnolia – Reduce branch over roof by 2-3m. T2 – Sycamore – Reduce branch over garage back to main stem. T3 – Beech – Remove over-extending branch over back garden to main stem. G1 – Cypress – reduce in height by 2-3m to reduce wind loading and prevent damage to wall.

Location: Daresbury, Lowenac Gardens, Camborne  
Grid Ref: 164529/39876  
Comment Submission Date: 08.02.23  
Comm Decision: No objection.

TC Number: **23/215**  
CC Number: PA23/00264  
Development: Application for tree works with Tree Preservation Orders: reduce two English Oak (Quercus Robur)

Location: The Old School House, 7 Pendarves Road, Camborne  
Grid Ref: 164516/39567  
Comment Submission Date: 08.02.23  
Comm Decision: No objection.

TC Number: **23/217**  
CC Number: PA23/00348  
Development: Proposed rear extension.  
Location: 5 Park Holly, Treswithian, Camborne  
Grid Ref: 163567/40226  
Comment Submission Date: 08.02.23  
Comm Decision: No objection.

## **APPENDIX 2**

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  
Sent To: Councillor P Mills

Comment Submission Date: 11.01.23

Deferred from January meeting

Comm Decision: Camborne Town Council note that pre-application conditions relating to 23/205 (PA19/06709) allowed at appeal have not been adhered to, particularly the conditions requiring a full and accurate survey of trees on site with a tree protection plan and a detailed landscaping and planting scheme, to be supplied before any works were undertaken.

It is of great concern that clearance on the site had already been carried out, removing some mature trees and encroaching on others. This is likely to have caused damage to the root systems of remaining trees. These remaining trees screen the proposed development from wider views from the great flat lode at the rear of the site.

We note also the lack of an adequate heritage impact assessment. The one supplied makes no reference to Cornish hedges on site as referenced in the appeal. These valuable hedges have now been damaged and in some cases removed as part of the site clearance. The position of the development should not be set further back as suggested by this new application but remain relatively close to the road as described in the planning inspector's decision. Scale and mass should remain congruent with the original application in accordance with the appeal decision.

The proposed loss of garaging will negatively affect the streetscape and undermine the suggestion from the planning inspector that 'In time domestic garden planting would soften the frontage of the development'.

The Town Council therefore recommends refusal, due to an inaccurate application, failing to reference trees on site, noncompliance with/lack of provision of an accurate Tree Survey and Tree Protection Plan, inadequate heritage impact assessment and a lack of justification for proposed changes.

Any permission should require the same pre-application conditions as referenced by the planning appeal for the same site, and a condition should also be applied requiring a remediation scheme to include tree planting and Cornish hedge replacement.

TC Number: **23/206**  
CC Number: PA22/10906  
Development: Application for permission in principle for conversion of redundant barn into 1 bedroom dwelling.  
Location: Land South-East of 22 Roskear, Endsleigh Gardens, Roskear, Camborne  
Grid Ref: 165615/40579  
Sent To: Councillor D Atherfold  
Comment Submission Date: 08.02.23  
Comm Decision: No objection.

TC Number: **23/208**  
CC Number: PA22/11420  
Development: Non-material amendment in relation to decision notice PA10/08655 dated 20.04.2012 (to accommodate the affordable housing provision on site)  
Location: The Carn, Church View Road, Camborne, Cornwall

Sent To: Councillor Z Fox  
Comment Submission Date: 08.02.23  
Comm Decision: Camborne Town Council responded to Cornwall Council that they have sought further information and clarification from the developer on Planning Application PA22/11420, and wish to lodge a 'holding objection' until such information is supplied.

TC Number: **23/210**  
CC Number: PA22/06549  
Development: Change of use of land to provide an extension to the existing garden terrace at land to the rear of the John Francis Basset Public House.

Location: John Francis Basset, Church Street & Commercial Street, Camborne

Sent To: Councillor C Godolphin  
Comment Submission Date: 08.02.23  
Comm Decision: Recommend refusal on the grounds that it will block a right of way and there will be a loss of parking

TC Number: **23/212**  
CC Number: PA23/00358  
Development: Proposed construction of a single storey dwelling.  
Location: Land Adj to the Lowenac Hotel, Basset Road, Camborne  
Grid Ref: 164544/39686

Sent To: Councillor L McDonald  
Comment Submission Date: 08.02.23  
Comm Decision: No objection, subject to a condition being applied to the development tying it to the main property.

TC Number: **23/216**  
CC Number: PA22/11292  
Development: Outline Planning Permission with all matters reserved for recreation and leisure use upgrades to Park Gerry.

Location: Park Gerry Playing Field, Roskear, Camborne TR14 8QB  
Grid Ref: 165290/40655

Sent To: Councillor S Weedon  
Comment Submission Date: 08.02.23  
Comm Decision: No objection.

TC Number: **23/218**  
CC Number: PA23/00010  
Development: Conversion of barns to holiday accommodation, and associated internal and external alterations.

Location: Bospebo Farm, Higher Kehelland, Camborne  
Grid Ref: 160859/41165

Sent To: Councillor J Ball  
Comment Submission Date: 08.02.23  
Comm Decision: No objection, but request that a Barn Owl Box be attached to the development.

## **AGENDA ITEM 11**

TC Number: **23/219**  
CC Number: PA23/00789

Development: Proposed raising of roof with dormer windows and addition of porch to dwelling.  
Location: Kevranna, Chapel Hill, Brea, Camborne  
Grid Ref: 166384/40223  
Comment Submission Date: 08.02.23  
Comm Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE .....

