

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 7th March 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 S Weedon	
Councillor M Williams	

IN ATTENDANCE:

Samantha Hughes, Town Clerk; Melanie Negus, Administrative Support Officer; and one member of the public.

P.4796 MEETING PROCEDURES

The Chairman explained the safety procedures to all present.

P.4797 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4797.2 RESOLVED: that the apologies from Councillors N Heather and R Weatherburn for non-attendance of the meeting of the Planning & Development Committee on 7th March 2023, were received

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4798 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

Councillor C Godolphin declared an interest in planning application 23/229 (PA23/01369) as he was related to the applicant.

P.4799 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4800 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.4801 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 7TH FEBRUARY 2023 FOR SIGNING BY THE CHAIRMAN

P.4801.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 7th February 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.4802 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4803 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.4803.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 23/223 (PA23/00951), 23/224 (PA23/00473), 23/225 (PA23/01272), 23/228 (PA23/00696), and 23/229 (PA23/01369)

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

Having declared an interest in planning application 23/229 Councillor Godolphin did not vote.

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

The Chairman took agenda items 9 and 10 together.

P.4804 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.4804.2 RESOLVED: The Town Council were in agreement with the comments of the World Heritage site Officer on Planning Application 23/220 (PA22/07228), and recommend refusal on the grounds of, overdevelopment, a lack of privacy, concerns about water and sewage, right to light, and emergency access. The Town Council would like it noted that the wording in the application is incongruent with the information supplied

Proposed by Councillor C Godolphin
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4804.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 23/221 (PA23/00801)

Proposed by Councillor D Atherfold
Seconded by Councillor M Williams

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

P.4804.4 RESOLVED: that Camborne Town Council respond to Cornwall Council that they recommend refusal of Planning Application 23/222 (PA23/00978). The development would be visually intrusive in this very residential area, and unacceptably close to a busy children's park. The Town Council recommend sourcing a more remote location

Proposed by Councillor J Ball
Seconded by Councillor L McDonald

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

P.4804.5 RESOLVED: that Camborne Town Council respond to Cornwall Council that has no objection to Planning Application 23/226 (PA23/01210)

Proposed by Councillor L McDonald
Seconded by Councillor D Atherfold

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

P.4804.6 RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning

Application 23/227 (PA22/09675). Camborne Town Council questions why this application being identical to the one submitted in November 2022 has been resubmitted? and as the previous time, recommends refusal; due to this being a new dwelling in open countryside, on previously undeveloped land, in an isolated and unsustainable location, and contrary to section 7 of the local plan and paragraph 80 of the NPPF

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

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

P.4804.7

RESOLVED: that Camborne Town Council respond to Cornwall Council that Planning Application 23/230 (PA22/04643) is disappointing and proposals are 'generic'. The 'heritage' and access statement supplied makes no mention or reference to the Conservation area or the World Heritage Site in which the site is located, and the application lacks an affordable housing statement. Not enough consideration has been given to options for onsite ecological mitigation/enhancement as suggested in the ecological report. There are no facilities for drying clothes, no details of recycling facilities or 'bin stores' for occupants. Recycling and bin collections are a particular problem in this Town Centre area. The small size of flats proposed offer little to no space for managing waste indoors. There are further concerns regarding access and pedestrian safety. Whilst we recognise that the site is in a 'sustainable' location and suitable for development we cannot support proposals until these issues can be addressed

Proposed by Councillor Z Fox
Seconded by Councillor M Williams

On a vote being taken the matter was approved unanimously.

P.4804.8

RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23/231 (PA23/01546)

Proposed by Councillor L McDonald
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4805

TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **23/232**
CC Number: PA23/01390
Development: Proposed first floor extension.
Location: 33 Pendarves Street, Tuckingmill, Camborne

Grid Ref: 165809/40873

TC Number: **23/233**
CC Number: PA23/11420
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

TC Number: **23/234**
CC Number: PA23/01627
Development: Works to trees subject to a tree preservation order – reduce spread of SW aspect of lower crown of T1 (Horse Chestnut).
Location: 2 Rosewarne Gardens, Camborne, TR14 8TH
Grid Ref: 164723/40351

P.4805.2 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23/232 (PA23/01390)

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.4805.3 RESOLVED: that Planning Application 23/233 (PA23/11420) 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.4805.4 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23/234 (PA23/01627); subject to the approval of the Tree Officer

Proposed by Councillor C Godolphin
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4806 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: **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
Sent To: Councillor D Atherfold
Comment Submission Date: 11.01.23
Comm Decision: Having made strong planning reasons to maintain our original position on the proposal it is requested that the application be determined by the CC Planning Committee.

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.
Comm Decision: Agree to Disagree with Planning Officer.

P.4806.2 **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. Councillor Fox to attend the West Area Sub Planning Committee meeting as the Town Council's representative to speak in objection to 23/187 PA22/10291. Councillor Mills to Deputise in the event that Councillor Fox is unable to attend**

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.4807 **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.4808 **TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION**

There were no such applications.

P.4809 **TO RECEIVE A CONSULTATION LETTER FOR A BASE STATION INSTALLATION UPGRADE AT CORNERSTONE, CARN ENTRAL FARM, BREA, CAMBORNE**

P.4809.2 **RESOLVED: that a consultation letter for a Base Station Installation Upgrade at Cornerstone, Carn Entral Farm, Brea, Camborne, was received and noted**

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4810 **TO RECEIVE APPEAL AGAINST ENFORCEMENT NOTICES FOR CHAPEL HILL FARM PLANTATION, TROON, CAMBORNE**

P.4810.2 **RESOLVED: that Appeal against Enforcement Notices for Chapel Hill Farm Plantation, Troon, Camborne, were received**

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4811 **TO RECEIVE THE NET POSITION BY CODE FOR THE PLANNING & DEVELOPMENT REVENUE BUDGET TO THE END OF JANUARY 2023, RESPONSIBLE FINANCE OFFICER'S UNDERSPEND RECOMMENDATIONS FOR YEAR END 2022-2023 AND AGREE ANY ACTION**

P.4811.2 **RESOLVED: that the net position by code for the Planning & Development Revenue budget to the end of January 2023, Responsible Finance Officer's underspend recommendations for Year End 2022-2023 was received. Planning & Development underspends over £1K be allocated to EMR 329 Consultation, Planning & Development budget; and underspends under £1K be held in the General Reserve, was approved**

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 7.26 pm.

APPENDIX 1

TC Number: **23/223**
CC Number: PA23/00951
Development: Application for consent to display an advertisement, namely the siting of a non-illuminated vinyl wrap to front of machine with logo, operation instructions, service list and pharmacy name.
Location: Day Lewis Pharmacy, 21 Trelowarren Street, Camborne
Grid Ref: 164769/40121
Comment Submission Date: 08.03.23

Comm Decision: No objection.

TC Number: **23/224**

CC Number: PA23/00473

Development: Works to trees subject to a Tree Preservation Order: Re-coppice sycamore to a height of 200mm

Location: Rosewarne House, Hilman Park, Camborne

Grid Ref: 164836/40459

Comment Submission Date: 08.03.23

Comm Decision: No objection, subject to the approval of the Tree Officer.

TC Number: **23/225**

CC Number: PA23/01272

Development: Works to trees subject to a Tree Preservation Order – to crown lift and selectively reduce 3 Beech trees

Location: 1 Rosewarne Gardens, Camborne, TR14 8TH

Grid Ref: 164730/40329

Comment Submission Date: 08.03.23

Comm Decision: No objection, subject to the approval of the Tree Officer.

TC Number: **23/228**

CC Number: PA23/00696

Development: Listed building consent to remove an internal wall between two rooms on the ground floor.

Location: 9 Trevu Road, Camborne, TR14 7AE

Grid Ref: 164909/39678

Comment Submission Date: 08.03.23

Comm Decision: No objection.

TC Number: **23/229**

CC Number: PA23/01369

Development: Creation of two parking spaces and vehicle crossover, including dropped kerb and construction of workshop/studio/car port.

Location: 1 Pengwarras Road, Camborne, TR14 7EL

Grid Ref: 164173/40198

Comment Submission Date: 08.03.23

Comm Decision: No objection.

APPENDIX 2

TC Number: **23/220**

CC Number: PA22/07228

Development: Demolition of existing dwelling and erection of a replacement dwelling.

Location: 39 Lower Pengegon, Pengegon, Camborne, TR14 7UJ

Sent To: Councillor C Godolphin

Comment Submission Date: 08.03.23

Comm Decision: The Town Council were in agreement with the comments of the World Heritage site Officer on Planning Application 23/220 (PA22/07228), and recommend refusal on the grounds of, overdevelopment, a lack of privacy, concerns about water and sewage, right to light, and emergency access. The Town Council would like it noted that the wording in the application is incongruent with the information supplied.

TC Number: **23/221**

CC Number: PA23/00801
Development: Two storey extension to the rear of the property.
Location: 76 Dolcoath road, Camborne, TR14 8RP
Grid Ref: 165707/40354
Sent To: Councillor D Atherfold
Comment Submission Date: 08.03.23
Comm Decision: No objection.

TC Number: **23/222**
CC Number: PA23/00978
Development: Prior notification of proposed development by telecommunications code system operators for the installation of 16m high phase 8 monopole, supporting 6 antennas, 1 wraparound equipment cabinet at the base of the monopole, 2 equipment cabinets, 1 electric meter cabinet and ancillary development thereto including 1 GPS module.
Location: Land at Carn Avenue, Foundry Road, Camborne
Grid Ref: 165545/39852
Sent To: Councillor J Ball
Comment Submission Date: 08.03.23
Comm Decision: Recommend refusal. The development would be visually intrusive in this very residential area, and unacceptably close to a busy children's park. The Town Council recommend sourcing a more remote location

TC Number: **23/226**
CC Number: PA23/01210
Development: Single storey extension to ground floor and dormer extension to first floor.
Location: 63 Wesley Street, Camborne, TR14 8DR
Grid Ref: 165276/40300
Sent To: Councillor L McDonald
Comment Submission Date: 08.03.23
Comm Decision: No objection.

TC Number: **23/227**
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: 167334/37546
Sent To: Councillor Z Fox
Comment Submission Date: 08.03.23
Comm Decision: Camborne Town Council questions why this application being identical to the one submitted in November 2022 has been resubmitted? and as the previous time, recommends refusal; due to this being a new dwelling in open countryside, on previously undeveloped land, in an isolated and unsustainable location, and contrary to section 7 of the local plan and paragraph 80 of the NPPF

TC Number: **23/230**
CC Number: PA22/04643
Development: Construction of 16 one and two bedroom flats.
Location: Land R/O 10-16 Trelowarren Street, Gas Street, Camborne
Grid Ref: 164787/40065
Sent To: Councillor M Williams

Comment Submission Date: 08.03.23

Comm Decision: The application is disappointing, and proposals are 'generic'. The 'heritage' and access statement supplied makes no mention or reference to the Conservation area or the World Heritage Site in which the site is located and the application lacks an affordable housing statement.
Not enough consideration has been given to options for onsite ecological mitigation/enhancement as suggested in the ecological report.
There are no facilities for drying clothes, no details of recycling facilities or 'bin stores' for occupants.
Recycling and bin collections are a particular problem in this Town Centre area. The small size of flats proposed offer little to no space for managing waste indoors.
There are further concerns regarding access and pedestrian safety. Whilst we recognise that the site is in a 'sustainable' location and suitable for development we cannot support proposals until these issues can be addressed

TC Number: **23/231**
CC Number: PA23/01546
Development: Rear extensions to dwelling with installation of Solar Panels.
Location: 43 Pendarves Road, Camborne, TR14 7QJ
Grid Ref: 164335/39314
Sent To: Councillor L McDonald
Comment Submission Date: 08.03.23
Comm Decision: No objection.

AGENDA ITEM 11

TC Number: **23/232**
CC Number: PA23/01390
Development: Proposed first floor extension.
Location: 33 Pendarves Street, Tuckingmill, Camborne
Grid Ref: 165809/40873
Comment Submission Date: 08.03.23
Comm Decision: No objection.

TC Number: **23/233**
CC Number: PA23/11420
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
Comment Submission Date: 08.03.23
Comm Decision: **Deferred to the next meeting.**

TC Number: **23/234**
CC Number: PA23/01627
Development: Works to trees subject to a tree preservation order – reduce spread of SW aspect of lower crown of T1 (Horse Chestnut).
Location: 2 Rosewarne Gardens, Camborne, TR14 8TH
Grid Ref: 164723/40351
Comment Submission Date: 08.03.23
Comm Decision: No objection, subject to the approval of the Tree Officer.

SIGNED BY THE CHAIRMAN.....

DATE