

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 Thursday 4th May 2023 at 6.30pm

PRESENT:

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

IN ATTENDANCE:

Melanie Negus, Administrative Support Officer; Linda Gascoigne-Harding, Admin Assistant; and four members of the public.

P.4812 MEETING PROCEDURES

The Chairman explained the safety procedures to all present.

P.4813 TO RECEIVE NOMINATIONS AND ELECT A CHAIRMAN OF THE PLANNING & DEVELOPMENT COMMITTEE FOR THE MUNICIPAL YEAR 2023/2024

P.4813.2 RESOLVED: that Councillor Z Fox was elected as Chairman of the Planning & Development Committee for the municipal year 2023/2024

Proposed by Councillor J Ball
Seconded by Councillor S Weedon

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

P.4814 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

No apologies, all present.

P.4815 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.4816 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4817 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.4818 TO RECEIVE NOMINATIONS AND ELECT A VICE CHAIRMAN OF THE PLANNING & DEVELOPMENT COMMITTEE FOR THE MUNICIPAL YEAR 2023/2024

P.4818.2 RESOLVED: that Councillor J Ball was elected as Vice Chairman of the Planning & Development Committee for the municipal year 2023/2024

Proposed by Councillor L McDonald
Seconded by Councillor R Weatherburn

On a vote being taken the matter was approved unanimously.

P.4819 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 4TH APRIL 2023 FOR SIGNING BY THE CHAIRMAN

P.4819.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 4th April 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.4820 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

The Chairman informed members that she had attended the West Sub-Area Planning Committee meeting on the 2nd May, and spoke in objection to Planning Application PA22/11022, The Nursery, Mill Road, Penponds. The Committee approved the application.

P.4821 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.4821.2 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 23-24/006 (PA23/02785), 23-24/009 (PA23/03066), and 23-24/011 (PA23/02908) subject to a condition being applied tying the annex 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 took agenda items 9 and 10 together.

P.4822 **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 23-24/003 (PA23/02259) and 23-24/005 (PA23/02808) as there were members of the public present wishing to speak on them.

A member of the public spoke in support of planning application 23-24/003 (PA23/02259).

P.4822.2 **RESOLVED: that Camborne Town Council responds to Cornwall Council has no objection in principle to planning application 23-24/003 (PA23/02259); but have reservations of the internal space allowed. The Town Council supports the installation of Solar Panels on the cement compressed roof if there were no alternative**

Proposed by Councillor L McDonald
Seconded by Councillor P Mills

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

A member of the public left the meeting at 6.50pm.

Two members of the public spoke in support of 23-24/005 (PA23/02808).

P.4822.3 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no evidence to support or object to application 23-24/005 (PA23/02808)**

Proposed by Councillor S Weedon
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

Two members of the public left the meeting at 7.04pm.

P.4822.4 **RESOLVED: that Camborne Town Council respond to Cornwall Council that has no objection to Planning Application 23-24/001 (PA23/02009); subject to a condition being applied in the form of a Tree Root Protection Plan, to protect the trees on the site boundary**

Proposed by Councillor D Atherfold
Seconded by Councillor L McDonald

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

Councillor Atherfold expressed his disappointment that the Planning Officer had declined to comment on this application.

P.4822.5 **RESOLVED: that that Camborne Town Council respond to Cornwall Council that they recommend refusal of Planning Application 23-24/002 (PA23/00978); as the previous objections have not been addressed; it would impact on an important green visual amenity, and it would tower over all adjacent buildings and street furniture. A recently approved application of the same nature by the same applicant 531 metres from this application site would supply enough of the communication coverage needed. The Town Council also have concerns regarding public health as the Pole would be very close to children's play areas, and residential buildings**

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

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

P.4822.6 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it is in agreement with the comments of the World Heritage site Officer and recommends refusal of Planning Application 23-24/004 (PA23/07228) 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.4822.7

RESOLVED: that Camborne Town Council respond to Cornwall Council regarding Planning Application 23-24/007 (PA23/02613); that they were concerned at the large scale clearance and engineering works on-site, undertaken in advance of planning permission (in the context that previous permission has lapsed), and throughout bird nesting season. These works have taken place in apparent contravention of the Preliminary ecological survey, and advice from Natural England.

Building shells have recently appeared on the site also in advance of permission.

It is not understood why areas designated as future open space have not been left in a natural state but are the subject of clearance, widescale removal of trees and scrub, and extensive landscaping plans.

There appears a change to previous plans with a suggested loss of a green 'buffer' area between this housing proposal and the area allocated for educational purposes to the west, resulting in widescale loss of mature trees and scrub.

Despite suggested remediation schemes, there are concerns that a 'parkland' treatment is proposed to more enclosed open space included within the development, and this is not considered an improvement or better for nature.

We feel that opportunities have not been taken to improve on the previous plans and create better 'nature corridors' throughout the site.

These are preliminary comments and we await more information from Cornwall Council and the developers, and hope to be re-consulted in the view of a determination date for this application in August, particularly as many documents referred to are not available for viewing at this time.

Therefore the Town Council submit a 'holding objection'.

Proposed by Councillor Z Fox

Seconded by Councillor S Weedon

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

P.4822.8

RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection in principle to Planning Application 23-24/008 (PA23/02808); however do question the extensive use of brick. Noted that this is proposed to match existing and therefore have no objection, subject to approval by Historic England and the WHS Officer. This does not presuppose accepting wider use of brick facade across further proposed development. It is further noted that many of the documents submitted refer to wider proposals for the area

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

A member of the public entered the meeting at 7.37pm.

P.4822.9

RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/010 (PA23/01727), as it feels that healthy trees should not be removed simply to access a mast. No other justification is given. Works should be enabled by a minimum of judicious pruning. We seek reassurance that the trees to be removed are not those marked TP4 in the supplied photographs as removing these healthy and mature trees rather than moving a minor infrastructure pole would be a travesty of any environmental habitat or amenity consideration

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4823

TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **23-24/012**
CC Number: PA23/02610
Development: New Dwelling.
Location: 5 Park Holly Treswithian Camborne Cornwall
Grid Ref: 163567/40226

TC Number: **23-24/013**
CC Number: PA23/03343
Development: Proposed single storey rear extension
Location: 21 Trecarrack Road, Pengegon Cornwall
Grid Ref: 166064/40101

TC Number: **23-24/014**
CC Number: PA23/03475
Development: Proposed extension to provide kitchen, sitting room, bathroom and bedroom
Location: 46 Laity Road, Troon, Camborne Cornwall
Grid Ref: 166052/37753

P.4823.2

RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/012 (PA23/02610), subject to minimum space standards being adhered to

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved by a Majority, with the Chairman using her casting vote.

P.4823.3 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/013 (PA23/03343)

Proposed by Councillor C Godolphin
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4823.4 RESOLVED: that Camborne Town Council respond to Cornwall Council that planning application 23-24/014 (PA23/03475) may be problematic, the two-story extension, raising the roof level, substantial further extension, and half-rendering to the front of the property, all altering the character of WHS site property. Worryingly it seems to have been largely completed according to Google maps, and should therefore be at least a retrospective application

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4824 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.4825 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.4826 TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION

The information on this agenda item had been reported at P.4820.

P.4826.2 RESOLVED: that Councillor P Mills attend any West Sub-Area Planning Committee meetings held before the Town Council's next planning meeting to address any applications relating to the Camborne parish

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4827 TO RECEIVE THE DECISION FROM CORMAC ON THE NEWTON ROAD, TROON, ROAD TRAFFIC CONSULTATION

P.4827.2 RESOLVED: that the decision from Cormac on the Newton Road, Troon, Road Traffic Consultation was received, and noted

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4828 TO RECEIVE A DEFINITIVE MAP MODIFICATION ORDER APPLICATION FOR A FOOTPATH AT MILL ROAD, PENPONDS, CAMBORNE, AND AGREE ACTION

P.4828.2 RESOLVED: that a Definitive Map Modification Order Application for a footpath at Mill Road, Penponds, Camborne was received, and noted. Councillors to submit any comments individually

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.4829 TO RECEIVE A RESPONSE FROM CORNWALL COUNCILLOR PETER PERRY TO A LETTER SENT ON BEHALF OF THIS COMMITTEE RE: MINUTE REF P.4825.2 VOTED ON AT THE LAST MEETING OF THIS COMMITTEE

P.4829 RESOLVED: that a response from Cornwall Councillor Peter Perry to a letter sent on behalf of this committee re: minute ref P.4825.2 voted on at the last meeting of this Committee; was received

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.58pm.

APPENDIX 1

TC Number: **23-24/006**
CC Number: PA23/02785
Development: Single story side extensions to lounge/kitchen and bedroom.
Location: 36 Holman Avenue, Camborne, TR14 7JG

Grid Ref: 164012/40561
Comment Submission Date: 05.05.23
Comm Decision: No objection

TC Number: **23-24/009**
CC Number: PA23/03066
Development: Demolition of garage and erection of a two storey side extension to an existing private domestic dwellinghouse.
Location: 10 Trevean Close, Treswithian, Camborne
Grid Ref: 163922/40344
Comment Submission Date: 05.05.23
Comm Decision: No objection.

TC Number: **23-24/011**
CC Number: PA23/02908
Development: Proposed annex for a dependant child.
Location: Morthen, Polgine Lane, Troon, Camborne
Grid Ref: 166255/38320
Comment Submission Date: 05.05.23
Comm Decision: No objection; subject to a condition being applied tying the annex to the main dwelling.

APPENDIX 2

TC Number: **23-24/001**
CC Number: PA23/02009
Development: To build a new detached 4 bedroom dwelling on vacant land
Location: Land adj to 37 Pendarves Street, Beacon, Camborne
Grid Ref: 16824/39205
Comment Submission Date: 05.05.23
Sent to: Councillor D Atherfold
Comm Decision: No objection; subject to a condition being applied in the form of a Tree Root Protection Plan, to protect the trees on the site boundary.

TC Number: **23-24/002**
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 no. antennas, 1 no. wraparound equipment cabinet at the base of the monopole, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary development therto including 1 no. GPS module
Location: Land at Carn Avenue, Foundry Road, Camborne, Cornwall, TR14 7XA
Comment Submission Date: 05.05.23
Sent to: Councillor J Ball
Comm Decision: Recommend refusal as the previous objections have not been addressed; it would impact on an important green visual amenity, and it would tower over all adjacent buildings and street furniture. A recently approved application of the same nature by the same applicant 531 metres from this application site would supply enough of the communication coverage needed. The Town Council also have concerns regarding public health as the Pole would be very close to children's play areas, and residential buildings.

TC Number: **23-24/003**
CC Number: PA23/02259
Development: Conversion of ground floor to retain/office unit (Use Class E) and provide 5 residential apartments at ground, first and second floors, together with associated works including construction of dormer windows, balcony, and installation of solar panels
Location: 9-11 Chapel Street, Camborne, TR14 8EF
Grid Ref: 164683/39983
Comment Submission Date: 05.05.23
Sent to: Councillor L McDonald
Comm Decision: No objection in principle but have reservations of the internal space allowed. The Town Council supports the installation of Solar Panels on the cement compressed roof if there were no alternative

TC Number: **23-24/004**
CC Number: PA22/07228
Development: Improvements and extension to existing dwelling.
Location: 39 Lower Pengegon, Pengegon, Camborne, TR14 7UJ
Comment Submission Date: 05.05.23
Sent to: Councillor C Godolphin
Comm Decision: Camborne Town Council respond to Cornwall Council that it is in agreement with the comments of the World Heritage site Officer and recommends 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: **23-24/005**
CC Number: PA23/02808
Development: Certificate of Lawful Development of an Existing Use, for the siting of two residential caravans.
Location: Caravans South-West of Chapel Hill Farm Plantation, Troon, Camborne
Grid Ref: 165517/36807
Comment Submission Date: 05.05.23
Sent to: Councillor P Mills
Comm Decision: Camborne Town Council has no evidence to support or object to this application.

TC Number: **23-24/007**
CC Number: PA23/02613
Development: Construction of 202 residential dwellings with associated site remediation, enabling works, access, parking, and landscaping.
Location: Land at Tuckingmill, Dolcoath Road, Camborne
Grid Ref: 166145/40672
Comment Submission Date: 05.05.23
Sent to: Councillor Z Fox
Comm Decision: Camborne Town Council respond to Cornwall Council they were concerned at large scale clearance and engineering works on-site undertaken in advance of planning permission (in the context that previous permission has lapsed), and throughout bird nesting season. These works have taken place in apparent contravention of the Preliminary ecological survey, and advice from Natural England.

Building shells have recently appeared on the site also in advance of permission.

It is not understood why areas designated as future open space have not been left in a natural state but are the subject of clearance, widescale removal of trees and scrub, and extensive landscaping plans.

There appears a change to previous plans with a suggested loss of a green 'buffer' area between this housing proposal and the area allocated for educational purposes to the west, resulting in widescale loss of mature trees and scrub. Despite suggested remediation schemes, there are concerns that a 'parkland' treatment is proposed to more enclosed open space included within the development, and this is not considered an improvement or better for nature.

We feel that opportunities have not been taken to improve on the previous plans and create better 'nature corridors' throughout the site.

These are preliminary comments and we await more information from Cornwall Council and the developers, and hope to be re-consulted in the view of a determination date for this application in August, particularly as many documents referred to are not available for viewing at this time.

Therefore the Town Council submit a 'holding objection'.

TC Number: **23-24/008**
CC Number: PA23/12607
Development: The refurbishment and change of use of the Northlights and V Buildings to provide 14 residential dwellings and associated site remediation, enabling works, parking, and landscaping.
Location: Northlights Building and V Building, Pendarves Street, Tuckingmill, Camborne
Comment Submission Date: 05.05.23
Sent to: Councillor Z Fox
Comm Decision: No objection in principle; however do question the extensive use of brick. Noted that this is proposed to match existing and therefore have no objection, subject to approval by Historic England and the WHS Officer. This does not presuppose accepting wider use of brick facade across further proposed development. It is further noted that many of the documents submitted refer to wider proposals for the area.

TC Number: **23-24/010**
CC Number: PA23/01727
Development: Works to trees under a tree preservation order namely: Fell trees.
Location: Rear of 26 Rosewarne Gardens, Camborne
Grid Ref: 164836/40459
Comment Submission Date: 05.05.23
Sent to: Councillor S Weedon
Comm Decision: recommend refusal, as the Town Council feels that healthy trees should not be removed simply to access a mast. No other justification is given. Works should be enabled by a minimum of judicious pruning. We seek reassurance that the trees to be removed are not those marked TP4 in the supplied photographs as

removing these healthy and mature trees rather than moving a minor infrastructure pole would be a travesty of any environmental habitat or amenity consideration.

AGENDA ITEM 13

TC Number: **23-24/012**
CC Number: PA23/02610
Development: New Dwelling
Location: 5 Park Holly Treswithian Camborne Cornwall
Grid Ref: 163567/40226
Comment Submission Date: 05.05.23
Comm Decision: No objection, subject to minimum space standards being adhered to.

TC Number: **23-24/013**
CC Number: PA23/03343
Development: Proposed single storey rear extension
Location: 21 Trecarrack Road, Pengegon Cornwall
Grid Ref: 166064/40101
Comment Submission Date: 05.05.23
Comm Decision: No objection.

TC Number: **23-24/014**
CC Number: PA23/03475
Development: Proposed extension to provide kitchen, sitting room, bathroom and bedroom.
Location: 46 Laity Road, Troon, Camborne Cornwall
Grid Ref: 166052/37753
Comm Decision: This application may be problematic - the two story extension, raising the roof level, substantial further extension, and half-rendering to the front of the property, all altering the character of WHS site property. Worryingly it seems to have been largely completed- according to Google maps and should therefore be at least a retrospective application.

SIGNED BY THE CHAIRMAN.....

DATE