

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 4th July 2023 at 6.30pm

PRESENT:

Councillor Z Fox

Councillor J Ball

Councillor D Atherfold

Councillor C Godolphin

Councillor N Heather

Councillor L McDonald

Councillor P Mills

Councillor R Weatherburn

Councillor S Weedon

Chairman

Vice Chairman

IN ATTENDANCE:

Melanie Negus, Administrative Support Officer; Steve Cantrill, Engagement Assistant; and three members of the public.

P.4847 MEETING PROCEDURES

The Chairman explained the safety procedures to all present.

P.4848 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

No apologies all present.

P.4849 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.4850 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4851 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.4852 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 6TH JUNE 2023 FOR SIGNING BY THE CHAIRMAN

P.4852.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 6th June 2023 were received, and approved, for signing by the Chairman

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4853 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4854 TO RECEIVE AN OVERVIEW OF PROPOSED PLANS FOR THE REDEVELOPMENT OF THE FORMER BOOTS STORE, 2 TRELWARREN STREET, CAMBORNE, FROM PBWC ARCHITECTS

Matt from PBWC Architects informed members that the building had been purchased on 3rd May as part of the Town Deal Project and was to be turned into Co-working Space. The ground floor would be desk space, the 1st floor would be for pods, the rear building to be event space, the rear asbestos building would be removed and a green space created, and disability ramps were to be installed.

P.4854.2 RESOLVED: that an overview of proposed plans for the redevelopment of the former Boots store, 2 Trelowarren Street, Camborne, from PBWC Architects was received

Proposed by Councillor D Atherfold
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

Three members of the public left the meeting.

P.4855 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.4855.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning

Applications 23-24/029 (PA23/04482), 23-24/030 (PA23/004431), 23-24/034 (PA23/02869), 23-24/036 (PA23/04604), and 23-24/037 (PA23/03910)

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

The Chairman took agenda items 10 and 11 together.

P.4856

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.4856.2

RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of planning application 23-24/028 (PA23/04036), as the amended plans appear identical to those 'superseded' and have the same reference number. The plans show no windows to the bedrooms of the proposed properties, contrary to the Cornwall Design guide which asserts that, 'plenty of natural light', and 'a pleasant outlook from your home are important elements of liveability, enabling residents to feel comfortable and happy in their home'. It sets out in paragraph 9.3.3 that it is expected that habitable rooms are orientated to maximise their outlook. Bedrooms are considered 'habitable rooms'.

The internal dimensions seem very cramped and should conform to national space standards as a minimum. Reference was made to objections by members of the public appearing in the documents section of the application, where it appears they have not been uploaded.

We also note the concerns of the LLFA regarding drainage concerns

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4856.3

RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of planning application 23-24/031 (PA22/05408), due to the lack of parking, overdevelopment of the site, access and egress and highway safety issues

Proposed by Councillor D Atherfold

Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

- P.4856.4** **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/032 (PA23/04220). The plans lack detail of materials to be used on garage roof; and reference is made in the planning statement, but not in the plans, to a new soakaway. The declaration on the application form that works have not been started is untrue as the demolition of the existing extension, footings, and a slab laid for the garage, have all been completed. There is a large tree approximately 3 metres from the the proposed garage that is not included on the plans; and there would be a loss of natural light to neighbouring properties**

Proposed by Councillor J Ball
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

- P.4856.5** **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/033 (PA23/04080), subject to the development conforming to living space regulations 2015**

Proposed by Councillor P Mills
Seconded by Councillor L McDonald

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

- P.4856.6** **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/035 (PA23/04757)**

Proposed by Councillor L McDonald
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

- P.4857** **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

TC Number: **23-24/038**
CC Number: PA23/05194
Development: Proposed single storey extension, and three dormer window extensions.
Location: The Count House, Higher Condurrow, Camborne
Grid Ref: 166072/39351
Comment Submission Date: 05.07.23

- P.4857.2** **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/038 (PA23/05194)**

Proposed by Councillor S Weedon
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4858

**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: **23/213**
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.
Comm Decision: Agree with Planning Officer

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.
Comm Decision: Agree to Disagree.

TC Number: **23-24/025**
CC Number: PA23/03936
Development: Works to trees covered by a Tree Preservation Order.
Location: Rosewarne Estate, Aneray Road, Camborne
Grid Ref: 165032/40637
Sent To: Councillor S Weedon
Comment Submission Date: 07.06.23

Comm Decision: Recommends refusal, and request that a Cornwall Council Tree Officer conduct a site inspection as there is no replanting plan in place.

Comm Decision: Agree with Planning Officer.

P.4858.2 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.4859 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.4860 TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION

There were no such notifications.

P.4861 TO RECEIVE AN APPEAL NOTIFICATION FOR PA22/07613, LAND WEST OF PLANTATION CHAPEL, TROON, CAMBORNE, TR14 9JW

P.4861.2 RESOLVED: that an Appeal Notification for PA22/07613, Land West of Plantation Chapel, Troon, Camborne, TR14 9JW, was received

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4862 TO RECEIVE AN APPEAL NOTIFICATION FOR PA22/10897, 79 NORTH ROSKEAR ROAD, TUCKINGMILL, CAMBORNE

P.4862.2 RESOLVED: that an Appeal Notification for PA22/10897, 79 North Roskear Road, Tuckingmill, Camborne, was received

Proposed by Councillor C Godolphin
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4863 TO RECEIVE AN APPEAL NOTIFICATION FOR PA22/03186, TRESWITHIAN FARM, CAMBORNE, TR14 7NN

P.4863.2 RESOLVED: that an Appeal Notification for PA22/03186, Treswithian Farm, Camborne, TR14 7NN, was received

Proposed by Councillor J Ball
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.19pm.

APPENDIX 1

TC Number: **23-24/029**
CC Number: PA23/04482
Development: Works subject to a tree Preservation Order: T1 Elm – Fell, T2 Oak – remove epicormic growth to break of crown, crown lift small diameter twiggy growth to 4 metres, remove 1 branch with tip dieback.
Location: The Old School House, 7 Pendarves Road, Camborne
Grid Ref: 164516/39567
Comment Submission Date: 05.07.23
Comm Decision: No objection.

TC Number: **23-24/030**
CC Number: PA23/04431
Development: Revised application for proposed extensions with revised roof design to side extension.
Location: Ground Floor Flat 3, Roskear Fields, Camborne
Grid Ref: 165394/40572
Comment Submission Date: 05.07.23
Comm Decision: No objection.

TC Number: **23-24/034**
CC Number: PA23/02869
Development: Proposed alterations of agricultural building.
Location: Land at Treswithian Downs, Camborne
Grid Ref: 163015/41002
Comment Submission Date: 05.07.23
Comm Decision: No objection.

TC Number: **23-24/036**
CC Number: PA23/04604
Development: Conversion of barn to holiday accommodation and associated internal and external alterations including glazed link extension.
Location: Bospebo Farm, Higher Kehelland, Camborne,
Grid Ref: 160859/41165
Comment Submission Date: 05.07.23
Comm Decision: No objection.

TC Number: **23-24/037**
CC Number: PA23/03910
Development: Conversion of existing detached garage to create ancillary accommodation with new pitched roof over and flat roof creating a covered walkway to main dwelling.
Location: 35 Pendarves Road, Camborne, TR14 7QF
Grid Ref: 164369/39501
Comment Submission Date: 05.07.23
Comm Decision: No objection.

APPENDIX 2

TC Number: **23-24/028**
CC Number: PA23/04036
Development: Conversion and extension of existing dwelling to form two dwellings, and associated works.
Location: 21 Penware Parc, Camborne, TR14 7QR
Grid Ref: 164000/39260
Sent to: Councillor Z Fox
Comment Submission Date: 05.07.23
Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal of planning application 23-24/028 (PA23/04036), as the amended plans appear identical to those 'superseded' and have the same reference number. The plans show no windows to the bedrooms of the proposed properties contrary to the Cornwall Design guide which asserts that, 'plenty of natural light', and 'a pleasant outlook from your home are important elements of liveability, enabling residents to feel comfortable and happy in their home'. It sets out in paragraph 9.3.3 that it is expected that habitable rooms are orientated to maximise their outlook. Bedrooms are considered 'habitable rooms'.
The internal dimensions seem very cramped and should conform to national space standards as a minimum.
Reference was made to objections by members of the public appearing in the documents section of the application, where it appears they have not been uploaded.
We also note the concerns of the LLFA regarding drainage concerns.

TC Number: **23-24/031**
CC Number: PA22/05408
Development: Proposed extensions and alterations to 8 existing residential units to for 17 residential units.
Location: 37 & 39 Roskear Villas, Camborne, TR14 8DG
Grid Ref: 165591/40694
Sent to: Councillor D Atherfold
Comment Submission Date: 05.07.23
Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal of planning application 23-24/031 (PA22/05408), due to the lack of parking, overdevelopment of the site, access and egress and highway safety issues.

TC Number: **23-24/032**
CC Number: PA23/04220

Development: Rear extensions at ground floor level, and new detached garage to the rear of the dwelling.
Location: 15 Carnarthen Street, Camborne, TR14 8UW
Grid Ref: 165170/39917
Sent to: Councillor J Ball
Comment Submission Date: 05.07.23

Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/032 (PA23/04220). The plans lack detail of materials to be used on garage roof; and reference is made in the planning statement, but not in the plans, to a new soakaway. The declaration on the application form that works have not been started is untrue as the demolition of the existing extension, footings, and a slab laid for the garage, have all been completed. There is a large tree approximately 3 metres from the the proposed garage that is not included on the plans; and there would be a loss of natural light to neighbouring properties.

TC Number: **23-24/033**

CC Number: PA23/04080

Development: Residential development of 2 houses.

Location: 5 Polgine lane, Troon, Camborne,

Grid Ref: 166217/38343

Sent to: Councillor P Mills

Comment Submission Date: 05.07.23

Comm Decision: Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/033 (PA23/04080), subject to the development conforming to living space regulations 2015.

TC Number: **23-24/035**

CC Number: PA23/04757

Development: Proposed side extension to replace former wooden shed.

Location: 2 Mitchell Road, Camborne, TR14 7JH

Grid Ref: 164184/40478

Sent to: Councillor L McDonald

Comment Submission Date: 05.07.23

Comm Decision: No objection.

TC Number: **23-24/038**

CC Number: PA23/05194

Development: Proposed single storey extension, and three dormer window extensions.

Location: The Count House, Higher Condurrow, Camborne

Grid Ref: 166072/39351

Comment Submission Date: 05.07.23

Comm Decision: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/038 (PA23/05194).

SIGNED BY THE CHAIRMAN.....

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