

# 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 6<sup>th</sup> June 2023 at 6.30pm**

## PRESENT:

<b>Councillor Z Fox</b>	<b>Chairman</b>
<b>Councillor J Ball</b>	<b>Vice Chairman</b>
<b>Councillor D Atherfold</b>	
<b>Councillor C Godolphin</b>	
<b>Councillor L McDonald</b>	
<b>Councillor P Mills</b>	
<b>Councillor R Weatherburn</b>	
<b>Councillor S Weedon</b>	

## IN ATTENDANCE:

**Melanie Negus, Administrative Support Officer; Linda Gascoigne-Harding, Admin Assistant; Max Jennings, Intern; and six members of the public.**

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### **P.4830 MEETING PROCEDURES**

The Chairman explained the safety procedures to all present.

### **P.4831 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

#### **P.4831.2 RESOLVED: that the apologies from Councillor N Heather for non-attendance of the meeting of the Planning & Development Committee held on the 6<sup>th</sup> June 2023 were received**

Proposed by Councillor Z Fox  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

### **P.4832 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**

Councillors Atherfold, Fox, Godolphin, and Mills declared interests in planning application 23-24/017 (PA23/03966).

**P.4833 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.4834 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman requested that members be slow and concise in their resolutions to aid the new minute taker.

**P.4835 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 4<sup>TH</sup> MAY 2023 FOR SIGNING BY THE CHAIRMAN**

**P.4835.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 4<sup>th</sup> May 2023 were received, approved, and signed by the Chairman**

Proposed by Councillor Z Fox  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.4836 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.4837 TO RECEIVE AN UPDATE FROM DEVELOPERS ON THE TUCKINGMILL RESIDENTIAL DEVELOPMENT**

There were five representatives from Salboy Developers present, to give a presentation and answer questions regarding the Tuckingmill Residential Development.

They informed members that they had had to reapply for permissions for the Northlights Building, for change to residential use, as the original permissions were for commercial use. The scaffolding at the Northlights Building had been installed to stabilize the wall as it was becoming increasingly unsafe.

The materials they were planning to use on Phase 2 of the development would compliment Phase 1 part of the development. The total number of residential units for the whole development would be 289, 202 of which were in Phase 2.

Councillor Atherfold asked how many of the dwellings would be affordable, the response was that there would be 10 affordable in Phase 1, but a feasibility study would be needed for Phase 2 due to mining works, land contamination etc.

Councillor Fox expressed concerns on the clearance of land that had not yet been approved for development. She was informed that any clearances that had taken place had been within permissions.

The Chairman thanked the Salboy representatives for their attendance.

Five members of the public left at 6.52pm.

**P.4838**

**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 Chairman informed members that planning application 23-24/017 would be addressed under Agenda item 14.

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.4838.2**

**RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 23-24/018 (PA23/02992), 23-24/021 (PA23/03017); and 23-24/015 (PA23/03532) subject to the approval of the Tree Officer**

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.4839**

**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 23-24/023 (PA23/03494) as there was a member of the public present wishing to speak on it.

The member of the public informed members that he had consulted with the Cornwall Council Planning Officer and had taken her advice on the positioning of the development.

**P.4839.2                   RESOLVED: that Camborne Town Council responds to Cornwall Council had no objection to planning application 23-24/023 (PA23/03494)**

Proposed by Councillor D Atherfold  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

One member of the public left the meeting at 6.58pm.

**P.4839.3                   RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to 23-24/016 (PA23/02610)**

Proposed by Councillor L McDonald  
Seconded by Councillor C Godolphin

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

**P.4839.4                   RESOLVED: that that Camborne Town Council respond to Cornwall Council that they have no objection to Planning Application 23-24/019 (PA23/03946)**

Proposed by Councillor J Ball  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.4839.5                   RESOLVED: that Camborne Town Council respond to Cornwall Council on Planning Application 23-24/020 (PA23/03837), that whilst the land might be appropriate for development the Town Council would hope to see comments from the WHS and Conservation Officers, and cannot comment further until Full Plans become available**

Proposed by Councillor C Godolphin  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.4839.6                   RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/022 (PA23/03762) on the grounds of, overbearing to neighbouring properties, out of line with the built form, and an inadequate Heritage Impact Statement**

Proposed by Councillor Z Fox  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4839.7                   RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning**

**Application 23-24/024 (PA23/03947); subject to the original conditions set, being adhered to**

Proposed by Councillor P Mills  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4839.8**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/025 (PA23/03936); and request that a Cornwall Council Tree Officer conduct a site inspection as there is no replanting plan in place**

Proposed by Councillor S Weedon  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.4840**                    **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

TC Number:            **23-24/026**  
CC Number:            PA23/00950  
Development:        Installation of a Servi-Locker prescription collection machine into the existing shopfront window.

Location:              Day Lewis Pharmacy, 21 Trelowarren Street, Camborne

Grid Ref:                164769/40121  
Comment Submission Date: 07.06.23

TC Number:            **23-24/027**  
CC Number:            PA23/03892  
Development:        Non-material amendment in relation to decision notice PA23/00801 dated 14.04.23 to change from pitched hip roof to flat GRP roof.

Location:                76 Dolcoath Road, Camborne, TR14 8RP  
Comment Submission Date: 07.06.23

**P.4840.2**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/026 (PA23/00950)**

Proposed by Councillor C Godolphin  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4840.3**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/027 (PA23/03892)**

Proposed by Councillor P Mills  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4841**

**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: **23/237**  
CC Number: PA23/01096  
Development: Conversion of detached outbuilding to form an annexe ancillary to the principal dwelling.  
Location: 17 Basset Street, Camborne, Cornwall, TR14 8SW  
Grid Ref: 164659/39850  
Comment Submission Date: 05.04.23  
Comm Decision: No objection.  
**Comm Decision: Agree with Planning Officer to refuse the application.**

TC Number: **22/172**  
CC Number: PA22/09587  
Development: Conversion of domestic store and garage to dwelling.  
Location: Barn, New Road, Barripper, Cornwall  
Grid Ref: 163402/38282  
Sent to: Councillor D Atherfold  
Comment Submission Date: 07.12.22  
Comm Decision: Camborne Town Council recommend refusal due to; overdevelopment, overlooking and loss of privacy to neighbouring properties, loss of amenity space, and access and parking issues.  
**Comm Decision: Disagree with Planning Officer and request that it go to West Sub-Area Planning Committee.**

TC Number: **22/046**  
CC Number: PA19/08707  
Development: Construction of a three bedroomed cottage with two car parking (Amended application).  
Location: Land West of 23 Knave Go By, Beacon, Camborne, TR14 9AE  
Sent To: Councillor D Atherfold  
Comment Submission Date: 04.05.22  
Comm Decision: "No objection, subject to the issues of the Access Team and World Heritage Site Team regarding the Public Right of Way being satisfactorily resolved, before development commences."  
**Comm Decision: Agree with Planning Officer**

TC Number: **23/252**  
CC Number: PA23/02457  
Development: Two-storey rear extension.  
Location: 44 Redbrooke Road, Camborne, TR14 7AZ  
Grid Ref: 165236/39733

Comm Decision: Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23/252 (PA23/02457) subject to the approval of the World Heritage Site officer.

Comm Decision: Agree to Disagree.

**P.4841.2**

**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.

Having declared interests in planning application PA23/03966 Councillors Atherfold, Fox, Godolphin, and Mills left the room.

**P.4842**

**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: PA23/03966  
Development: Works to trees in a Conservation Area (TCA) – as per sketch map & listed on application form.  
Location: Camborne Parish Church, Church Street, Camborne, TR14 7DF  
Grid Ref: 165236/39733

CC Number: PA23/04568  
Development: Works to trees within a Conservation Area – minor pruning works to G1 (Ash, Sycamore and Cherry Trees).  
Location: 1 Trelawney Road, Camborne, TR14 7LF

**P.4842.2**

**RESOLVED: that a report on planning applications from Cornwall Council for works which Cornwall Council will decide under delegated authority, was received; and the Town Council had no comments to submit on planning application PA23/03966**

Proposed by Councillor J Ball  
Seconded by Councillor R Weatherburn

On a vote being taken the matter was approved unanimously.

**P.4842.3**

**RESOLVED: that the Town Council had no comments to submit on planning application PA23/04568**

Proposed by Councillor Z Fox  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.4843 TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION**

There were no such notifications.

**P.4844 TO RECEIVE AN APPEAL NOTIFICATION FOR PA22/04042 LAND SOUTH OF PAX HUIC DOMUI, KEHELLAND**

**P.4844.2 RESOLVED: that an Appeal Notification for PA22/04042 Land South of Pax Huic Domui, Kehelland, was received**

Proposed by Councillor Z Fox  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.4845 TO RECEIVE RECEIVE AN APPEAL DECISION FOR PA22/04121, 97 ROSKEAR ROAD, TUCKINGMILL, CAMBORNE**

**P.4845.2 RESOLVED: that an Appeal Decision for PA22/04121, 97 Roskear Road, Tuckingmill, Camborne, was received**

Proposed by Councillor Z Fox  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4846 TO RECEIVE GUIDANCE CORRESPONDENCE FOR POTENTIAL MEMBERS OF PROGRAMME COMMITTEES**

**P.4846.2 RESOLVED: that Guidance correspondence for potential members of Programme Committees, was received**

Proposed by Councillor Z Fox  
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 7.25pm.

**APPENDIX 1**

TC Number: **23-24/015**  
CC Number: PA23/03532  
Development: Works to a tree subject to a Tree Preservation Order. Works include the reduction of 2 to 2.5 metres from the current crown spread of a sycamore tree.  
Location: 24 Trevu Road, Camborne, TR14 7AD  
Grid Ref: 165052/39440  
Comment Submission Date: 07.06.23



Comm Decision: No objection.

TC Number: **23-24/018**

CC Number: PA23/02992

Development: Two new canopies to front elevation within existing secure play area.

Location: Trevithick Learning Academy, Mount Pleasant Road, Camborne

Grid Ref: 164696/39439

Comment Submission Date: 07.06.23

Comm Decision: No objection.

TC Number: **23-24/021**

CC Number: PA23/03017

Development: Installation of a second Air Source Heat Pump

Location: 40 Pendarves Road, Camborne, TR14 7QH

Grid Ref: 164275/39309

Comment Submission Date: 07.06.23

Comm Decision: No objection.

## **APPENDIX 2**

TC Number: **23-24/016**

CC Number: PA23/02610

Development: Erection of new dwelling, creation of a new vehicular parking area and access to serve No.5 Park Holly, and associated works.

Location: Land Adj to 5 Park Holly, Treswithian, Camborne, TR14 7NQ

Sent To: Councillor L McDonald

Comment Submission Date: 07.06.23

Comm Decision: No objection.

TC Number: **23-24/019**

CC Number: PA23/03946

Development: Construction of a new single-storey front extension and the formation of a roof terrace over an existing side extension.

Location: 10 Fore Street, Barrripper, Camborne

Grid Ref: 163524/38432

Sent To: Councillor J Ball

Comment Submission Date: 07.06.23

Comm Decision: No objection.

TC Number: **23-24/020**

CC Number: PA23/03837

Development: Permission in principle for erection of single dwelling.

Location: Land South-East of 1 Carnarthen Road, Camborne

Grid Ref: 165128/40026

Sent To: Councillor C Godolphin

Comment Submission Date: 07.06.23

Comm Decision: Whilst the land might be appropriate for development the Town Council would hope to see comments from the WHS and Conservation Officers and cannot comment further until Full Plans become available.

TC Number: **23-24/022**

CC Number: PA23/03762

Development: Two-storey rear extension on the same footprint as the existing single-storey extension.

Location: 13 Edward Street, Tuckingmill, Camborne  
Grid Ref: 165702/40892  
Sent To: Councillor Z Fox  
Comment Submission Date: 07.06.23  
Comm Decision: Recommend refusal of on the grounds of, overbearing to neighbouring properties, out of line with the built form, and an inadequate Heritage Impact Statement.

TC Number: **23-24/023**  
CC Number: PA23/03494  
Development: Construction of dwelling (following development certificate PA22/-06435).

Location: Rosewarne Mill, Rosewarne Downs, Camborne  
Grid Ref: 164350/41680  
Sent To: Councillor D Atherfold  
Comment Submission Date: 07.06.23  
Comm Decision: No objection.

TC Number: **23-24/024**  
CC Number: PA23/03947  
Development: New dwelling 2 Bedroom bungalow with garage & garden.  
Location: Land to the Rear of 1 Bekelege Drive, Beacon. Camborne  
Grid Ref: 165827/39135  
Sent To: Councillor P Mills  
Comment Submission Date: 07.06.23  
Comm Decision: No objection subject to the original conditions set, being adhered to.

TC Number: **23-24/025**  
CC Number: PA23/03936  
Development: Works to trees covered by a Tree Preservation Order – See application form for full details.  
Location: Rosewarne Estate, Anery Road, Camborne  
Grid Ref: 165032/40637  
Applicant: Sean Quirke, Taylor Wimpey  
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.

## **AGENDA ITEM 12**

TC Number: **23-24/026**  
CC Number: PA23/00950  
Development: Installation of a Servi-Locker prescription collection machine into the existing shopfront window.

Location: Day Lewis Pharmacy, 21 Trelowarren Street, Camborne  
Grid Ref: 164769/40121  
Comment Submission Date: 07.06.23  
Comm Decision: No objection

TC Number: **23-24/027**  
CC Number: PA23/03892

Development: Non-material amendment in relation to decision notice  
PA23/00801 dated 14.04.23 to change from pitched hip roof to flat  
GRP roof.  
Location: 76 Dolcoath Road, Camborne, TR14 8RP  
Comment Submission Date: 07.06.23  
Comm Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE .....

