

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 1st August 2023 at 6.30pm

PRESENT:

Councillor Z Fox	Chairman
Councillor J Ball	Vice Chairman
Councillor C Godolphin	
Councillor L McDonald	
Councillor P Mills	
Councillor R Weatherburn	

IN ATTENDANCE:

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

P.4864 MEETING PROCEDURES

The Chairman explained the safety procedures to all present.

P.4865 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4865.2 RESOLVED: that the apologies from Councillors Atherfold, Heather, and Weedon, for non-attendance of the meeting of the Planning and Development Committee on 1st August 2023, were received

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4866 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.4867 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4868 CHAIRMAN'S ANNOUNCEMENTS

The Chairman's informed members of Councillor Morgan's decision, in his capacity as a Cornwall Councillor to once again overrule the Town Council's Planning Committee on a planning application, PA22/09587, Barn, New Road, Barripper. Members felt that it was bad form to not consult with the Town Council's Planning Committee, and requested that this be an agenda item for the next meeting.

P.4869 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 4TH JULY 2023 FOR SIGNING BY THE CHAIRMAN

P.4869.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 4th July 2023 were received, approved, and by the Chairman

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4870 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4871 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.4871.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 23-24/046 (PA23/05684)

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.4872 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.4872.2

RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of planning application 23-24/039 (PA23/05051). It is the view of the Town Council that a precedent of public access has been established at this location over many generations. Children still play there and there is no other public open space in the village. This area was always considered community space and it should be retained as such if possible. The area is open space which should be retained by condition in order to preserve the open rural character of the setting and to prevent urbanisation. A condition for trees to be planted as part of any management plan would enhance this important piece of green infrastructure and ameliorate for the loss of mature trees which has already taken place

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

Five members of the public left the meeting.

P.4872.3

RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of planning application 23-24/040 (PA23/05000). The Town Council agree with the concerns of the Historic Environment Office and Natural England regarding the levels of development, particularly as these affect the setting of the 'North Lights' building and insist that the World Heritage Site Officer is consulted on these plans

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.4872.4

RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/041 (PA23/04254). The Porch is out of keeping with the historic character of the terrace. The drawings supplied bear no reference to what is already in place, and the Heritage Impact Assessment is totally inadequate

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4872.5

RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/042 (PA23/05548). Whilst some of the Designs and materials are acceptable, some would be out of

keeping with the area, and be overdevelopment of the site. The Town Council has concerns on the size and lack of coherence of the extension, and recommends this application be reviewed by the applicant and Planning Officer

Proposed by Councillor P Mills
Seconded by Councillor Z Fox

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

One member of the public left the meeting.

P.4872.6

RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/043 (PA23/04960). The Town Council agree with the concerns of the Tree Officer, and recommend refusal of this application.

The documentation submitted shows differences in tree cover, the current copy shows 19.7% this will be reduced to 15.4% this is only just meeting the minimum requirements of 15%, the site's existing canopy is over 15%, this canopy needs to be retained as much as possible. With this in mind there is a need to follow the mitigation hierarchy as per the canopy policy G3 of the Climate Emergency Development Plan. A number of the documents do not match one another, the canopy cover assessment shows a different layout of the properties to the tree protection plan which needs to be rectified.

There are many bats in the area and there should be a consideration for bat or swift bricks to be installed in the Gable ends of the properties.

There are a number of comments made by consultees that need addressing the NHS Services on the portal required developer contributions, and there are also concerns over the 'Early Years Service' wanting an agreement in place

Proposed by Councillor J Ball
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4872.7

RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/044 (PA23/03512), due to overdevelopment and the loss of a garage

Proposed by Councillor C Godolphin
Seconded by Councillor J Ball

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

Having declared an interest in the next two planning applications Councillor Fox left the room.

P.4872.8

RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/045 (PA23/05251), subject to the Public Right of Way not being obstructed

Proposed by Councillor L McDonald
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.4872.9

RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/048 (PA23/05421); but request that the offer from the applicant of illumination reduction to 100 cd/m2 during darkness hours, and a curfew of 23:00 hours to 05:00 be implemented

Proposed by Councillor R Weatherburn
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

Councillor Fox re-entered the meeting.

P.4872.10

RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/047 (PA23/05420); but request that the offer from the applicant of illumination reduction to 100 cd/m2 during darkness hours, and a curfew of 23:00 hours to 05:00 be implemented

Proposed by Councillor R Weatherburn
Seconded by Councillor C Godolphin

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

Councillor Fox asked that her name be recorded as voting against the motion.

P.4873

TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **23-24/049**
CC Number: PA23/05444
Development: Extension to the existing dwelling.
Location: 2 Odgers Villas, Higher Condurrow,
Condurrow, Camborne
Grid Ref: 166401/39265
Comment Submission Date: 02.08.23

TC Number: **23-24/050**
CC Number: PA23/05368
Development: Non-material amendment to decision
PA23/01939 dated 27.04.23 to reduce the
width of the roof dormers.
Location: The Bungalow, Pengwarras Road, Camborne,
TR14 7EL
Comment Submission Date: 02.08.23

P.4873.2

RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/049 (PA23/05444); subject to the approval of the World Heritage Site Officer

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.4873.3

RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/050 (PA23/05368)

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4874

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: **23/212**
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.

Comm Decision: Agree with Planning Officer

TC Number: **23-24/004**
CC Number: PA22/07228
Development: Improvements and extension to existing dwelling.
Location: 39 Lower Pengegon, Pengegon, Camborne, TR14 7UJ
Applicant: Mr Kevin Voller
Comment Submission Date: 05.05.23
Sent to: Councillor C Godolphin
Comm Decision: The Town Council were in agreement with the comments of the World Heritage site Officer, 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.

Comm Decision: Disagree with the Planning Officer and request that it be put to West Sub-Area Planning Committee.

TC Number: **23/248**
CC Number: PA23/01459

Development: Internal alterations associated with change of use to large house of multiple occupation (sui generis), blocking up external window, erection of bike store and removal of redundant signage/plant.

Location: The Liberal Hall, Vyvyan Street, Camborne
 Grid Ref: 164891/40180
 Comment Submission Date: 05.04.23
 Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection to the use of the property as housing in principle, but it notes that many of the rooms do not conform to the recommended space standards for HMO Licensing and there is no provision for waste management, laundry or recycling and that the storage for bicycles is inadequate.

Comm Decision: Agree with Planning Officer.

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.

Comm Decision: Agree with Planning Officer.

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.

Comm Decision: Disagree with Planning Officer, and request that the application is determined by the Planning Committee.

P.4874.2

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. If notifications are received that Planning applications 23-24/004

PA22/07228 and/or 23-24/031 PA22/05408 are be put to West-Sub Area Planning Committee, the Councillors allotted the applications, or Chairman/Vice Chairman attend the meeting/s to represent the Town Council; was approved

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.4875 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: PA23/05391
Development: Works to trees within a conservation area – removal of Ash tree.
Location: 34 Wellington Road, Camborne

P.4875.2 RESOLVED: that a report on a planning application for works Cornwall Council will decide under delegated authority, was received, and that no comments be submitted

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4876 TO RECEIVE NOTIFICATION OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION

There were no such notifications.

P.4877 TO RECEIVE A REPORT FROM CORNWALL COUNCILLOR PETER PERRY ON THE OLD LIDL SITE, CAMBORNE, AND AGREE ACTION

P.4877.2 RESOLVED: that receive a Report from Cornwall Councillor Peter Perry on the old Lidl Site, Camborne, 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: **23-24/046**
CC Number: PA23/05684

Development: Rear extension to dwelling.
Location: 49 Dolcoath Road, Camborne, TR14 8RW
Grid Ref: 165566/40387
Comment Submission Date: 02.08.23
Comm Decision: No objection.

APPENDIX 2

TC Number: **23-24/039**
CC Number: PA23/05051
Development: Amended design of buildings previously approved under application PA18/08586 for the erection of two dwellings and the formation of new access without compliance of conditions 2 & 8 in relation to Decision Notice PA22/11022 dated 02.05.23.
Location: The Nursery, Mill Road, Penponds, Camborne,
Grid Ref: 163611/39124
Sent to: Councillor D Atherfold
Comment Submission Date: 02.08.23
Comm Decision: that Camborne Town Council responds to Cornwall Council that it recommends refusal of planning application 23-24/039 (PA23/05051). It is the view of the Town Council that a precedent of public access has been established at this location over many generations. Children still play there and there is no other public open space in the village. This area was always considered community space and it should be retained as such if possible. The area is open space which should be retained by condition in order to preserve the open rural character of the setting and to prevent urbanisation. A condition for trees to be planted as part of any management plan would enhance this important piece of green infrastructure and ameliorate for the loss of mature trees which has already taken place.

TC Number: **23-24/040**
CC Number: PA23/05000
Development: Outline planning application for the erection of 87 dwellings, conversion of building to 6 B1 offices, A3/A5 café unit, conversion of packing/storage rooms to form 6 dwellings, demolition of existing storage buildings, highway, public realm, sustainable urban drainage, infrastructure and public open space with a new access to Tuckingmill Pavilion without compliance of condition 4 in relation to decision notice PA10/08655 dated 20.04.2012.
Location: Land at Tuckingmill, Church View Farm, Camborne
Grid Ref: 165854/40436
Sent to: Councillor Z Fox
Comment Submission Date: 02.08.23
that Camborne Town Council responds to Cornwall Council that it recommends refusal of planning application 23-24/040 (PA23/05000). The Town Council agree with the concerns of the Historic Environment Office and Natural England regarding the levels of development, particularly as these affect the setting of the 'North Lights' building and insist that the World Heritage Site Officer is consulted on these plans.

TC Number: **23-24/041**
CC Number: PA23/04254
Development: Ground floor and first floor extensions, and new porch to front.
Location: 104 Dolcoath Road, Camborne, TR14 8RP

Grid Ref: 165816/40360

Sent to: Councillor S Weedon

Comment Submission Date: 02.08.23

Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/041 (PA23/04254). The Porch is out of keeping with the historic character of the terrace. The drawings supplied bear no reference to what is already in place, and the Heritage Impact Assessment is totally inadequate.

TC Number: **23-24/042**

CC Number: PA23/05548

Development: Renovation and extension of a detached single occupancy dwelling.

Location: The Anchorage, Higher Stennack, Troon, Camborne

Grid Ref: 165619/37434

Sent to: Councillor P Mills

Comment Submission Date: 02.08.23

Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/042 (PA23/05548). Whilst some of the Designs and materials are acceptable, some would be out of keeping with the area, and be overdevelopment of the site. The Town Council has concerns on the size and lack of coherence of the extension, and recommends this application be reviewed by the applicant and Planning Officer.

TC Number: **23-24/043**

CC Number: PA23/04960

Development: Demolition of existing fire damaged farmhouse, and erection of 36 residential dwellings (including on replacement and 9 affordable) together with access, estate roads and landscaping/biodiversity net gain.

Location: Land at Church View Farm, Church View Road, Camborne

Grid Ref: 165872/40641

Sent to: Councillor J Ball

Comment Submission Date: 02.08.23

Comm Decision: Town Council agree with the concerns of the Tree Officer, and recommend refusal of this application.
The documentation submitted shows differences in tree cover, the current copy shows 19.7% this will be reduced to 15.4% this is only just meeting the minimum requirements of 15%, the site's existing canopy is over 15%, this canopy needs to be retained as much as possible. With this in mind there is a need to follow the mitigation hierarchy as per the canopy policy G3 of the Climate Emergency Development Plan. A number of the documents do not match one another, the canopy cover assessment shows a different layout of the properties to the tree protection plan which needs to be rectified.
There are many bats in the area and there should be a consideration for bat or swift bricks to be installed in the Gable ends of the properties.
There are a number of comments made by consultees that need addressing the NHS Services on the portal required developer contributions, and there are also concerns over the Early Years' Service wanting an agreement in place.

TC Number: **23-24/044**

CC Number: PA23/03512

Development: New Dwelling.
Location: Land Adj to 55 Dolcoath Avenue, Camborne
Grid Ref: 165471/40280
Sent to: Councillor C Godolphin
Comment Submission Date: 02.08.23
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/044 (PA23/03512), due to overdevelopment and the loss of a garage.

TC Number: **23-24/045**
CC Number: PA23/05251
Development: Garage conversion and 1-bedroom ensuite above garage and rear enlargement of utility room to accommodate small bathroom on ground floor.

Location: Gwyngala, Lower Condurrow, Condurrow, Camborne
Grid Ref: 166562/39170
Sent to: Councillor L McDonald
Comment Submission Date: 02.08.23
Comm Decision: Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/045 (PA23/05251), subject to the Public Right of Way not being obstructed.

TC Number: **23-24/047**
CC Number: PA23/05420
Development: Advertisement consent: Upgrade of existing 48 sheet advert to support digital poster.

Location: Advertising Board on wall of 37 Union Street, Camborne
Grid Ref: 164833/39986
Applicant: Wildstone Estates Ltd
Sent to: Councillor R Weatherburn
Comment Submission Date: 02.08.23
Comm Decision: Camborne Town Council respond to Cornwall Council that has no objection to Planning Application 23-24/047 (PA23/05420); but request that the offer from the applicant of illumination reduction to 100 cd/m2 during darkness hours, and a curfew of 23:00 hours to 05:00 be implemented.

TC Number: **23-24/048**
CC Number: PA23/05421
Development: Advertisement consent: Upgrade of existing 48 sheet advert to support digital poster.

Location: Advertising Board on 39 Union Street, 49 Gas Street, Camborne
Grid Ref: 164855/40045
Applicant: Wildstone Group Ltd
Sent to: Councillor R Weatherburn
Comment Submission Date: 02.08.23
Comm Decision: Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/048 (PA23/05421); but request that the offer from the applicant of illumination reduction to 100 cd/m2 during darkness hours, and a curfew of 23:00 hours to 05:00 be implemented.

TC Number: **23-24/049**
CC Number: PA23/05444
Development: Extension to the existing dwelling.
Location: 2 Odgers Villas, Higher Condurrow, Condurrow, Camborne
Grid Ref: 166401/39265
Comment Submission Date: 02.08.23

Comm Decision: Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/049 (PA23/05444); subject to the approval of the World Heritage Site Officer.

TC Number: **23-24/050**

CC Number: PA23/05368

Development: Non-material amendment to decision PA23/01939 dated 27.04.23 to reduce the width of the roof dormers.

Location: The Bungalow, Pengwarras Road, Camborne, TR14 7EL

Comment Submission Date: 02.08.23

Comm Decision: Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/050 (PA23/05368).

SIGNED BY THE CHAIRMAN.....

DATE