

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 November 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	

IN ATTENDANCE:

David Garwood, Deputy Proper Officer; Melanie Negus, Administrative Support Officer; and one member of the public.

P.4925 MEETING PROCEDURES

The Chairman explained the safety procedures to all present.

P.4926 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.4926.2 RESOLVED: that the apologies from Councillor S Weedon for non-attendance of the meeting of the Planning & Development Committee held on the 7th November 2023 were received

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4927 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 Fox declared an interest in Planning Application 23-24/083 (PA23/08109), as she knew the applicant.

P.4928 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.4929 CHAIRMAN'S ANNOUNCEMENTS

The Chairman reported that she had attended the West Sub-Area Planning Committee meeting on 16th October.

P.4930 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 3RD OCTOBER 2023 FOR SIGNING BY THE CHAIRMAN

P.4930.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 3rd October 2023 were received, approved, and signed by the Chairman

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously by those entitled to vote.

P.4931 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.4932 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 moved planning application 23-24/084 (PA23/08459) to Appendix 2. The Committee considered the other 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.4932.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Applications 23-24/082 (PA23/07660), 23-24/085 (PA23/08304), and 23-24/086 (PA23/07815)

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 9 and 10 together.

P.4933 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.4933.2

RESOLVED: that Camborne Town Council respond to Cornwall Council that as there was no professional Tree Report submitted for Planning Application 23-24/084 (PA23/08459), the Town Council request clarity on the proposed works, and a site visit by a Tree Officer

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.4933.3

RESOLVED: that Camborne Town Council responds to Cornwall Council that it can find no evidence to support or refuse Planning application 23-24/079 (PA23/07566)

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

A member of the public spoke in support of planning application 23-24/087 (PA23/07993).

P.4933.4

RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 23-24/087 (PA23/07993), it has concerns about development in the open countryside in this remote and rural location. Any replacement structures should be in the same location as the existing caravans and follow the original footprint, to preserve the landscape character and ecology of the area. The alternative siting proposed would result in residential development being extended across a sensitive site and would appear more prominent and conspicuous than the existing Caravans

Proposed by Councillor Z Fox
Seconded by Councillor D Atherfold

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

The member of the public left the meeting.

P.4933.5

RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/080 (PA23/07727), but request that a Swift or Bat Box be installed on the gable end of the building

Proposed by Councillor J Ball
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.4933.6 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/081 (PA23/07942)

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

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

P.4933.7 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/083 (PA23/08109); subject to the retention of the public footpath, and a condition being applied tying it for industrial use only

Proposed by Councillor L McDonald
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

Councillor Fox re-entered the meeting.

P.4933.8 RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/088 (PA23/08785); subject to a condition be applied tying the development to the main dwelling for family use only

Proposed by Councillor R Weatherburn
Seconded by Councillor C Godolphin

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

P.4934 TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number:	23-24/089
CC Number:	PA23/08683
Development:	Change of use of existing caretaker bungalow to use as a teaching space.
Location:	School Bungalow, Camborne Science & International Academy, Cranberry Road, Camborne
Grid Ref:	163975/40128
Comment Submission Date:	08.11.23

TC Number: **23-24/090**
CC Number: PA23/08896
Development: Renovation and extension of a detached single occupancy dwelling.
Location: The Anchorage, Higher Stennack, Troon, Camborne
Grid Ref: 165619/37434
Comment Submission Date: 08.11.23

TC Number: **23-24/091**
CC Number: PA23/08809
Development: Certificate of lawful development for an existing use, namely the use of the dwelling without complying with an agricultural occupancy condition. (W2/84/00956/FD02 – Decision notice 2/27/84/00956/FD02).
Location: Cogegoes Farm Cottage, Cogegoes, Penponds, Camborne
Grid Ref: 163425/39647
Comment Submission Date: 08.11.23

P.4934.2 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to 23-24/089 (PA23/08683)**

Proposed by Councillor C Godolphin
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4934.3 **RESOLVED: that Camborne Town Council respond to Cornwall Council that it has no objection to Planning Application 23-24/090 (PA23/08896)**

Proposed by Councillor L McDonald
Seconded by Councillor P Mills

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

P.4934.4 **RESOLVED: that Camborne Town Council deferred Planning Application 23-24/091 (PA23/08809) to the next meeting**

Proposed by Councillor D Atherfold
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.4935 **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: **23-24/062**
CC Number: PA23/06071

Development: Demolition of an existing outbuilding and erection of a detached single-storey residential annexe ancillary to the use of the principal dwelling. (Resubmission of application no. PA23/01096 dated 23/05/23).

Location: 17 Basset Street, Camborne, Cornwall, TR14 8SW

Grid Ref: 164659/39850

Sent To: Councillor N Heather

Comment Submission Date: 04.10.23

Comm Decision: No objection subject to the approval of the World Heritage Site Officer and Conservation Officer, and the the development being tied to the main dwelling for family use only.

Comm Decision: Agree to Disagree

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.

Comm Decision: disagree with Planning Officer, and request that the application go to Committee'.

TC Number: **23-24/058**

CC Number: PA23/06695

Development: Proposed construction of industrial unit in place of previously approved workshop/garage and installation of septic tank.

Location: The Yard, Lower Condurrow, Beacon, Camborne

Grid Ref: 166567/39192

Comment Submission Date: 06.09.23

Comm Decision: No Objection subject to a condition that it be tied to industrial use.

Comm Decision: Agree with planning Officer.

TC Number: **23-24/064**

CC Number: PA23/07169

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 with conditions 2 and 8 of decision PA22/11022 dated 02.05.2023.

Location: The Nursery, Mill Road, Penponds, Camborne
Grid Ref: 163611/39124
Applicant: Mr K Penrose. KP Construction Ltd
Sent To: Councillor ~~Atherfold~~ **reallotted to Councillor McDonald**

Comment Submission Date: 04.10.23

Comm Decision: Recommend refusal. 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 had already taken place.

Comm Decision: Agree to Disagree

P.4935.2 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 Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.4936 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: PA23/08194
Development: Works to a tree in a Conservation area for Holm Oak (T1) – lightly reduce tree by a maximum of 10cm all over.
Location: 1 Edward Street, Tuckingmill, Camborne

P.4936.2 RESOLVED: that correspondence from Cornwall Council on a Planning Application for works which Cornwall Council will decide under delegated, was received

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4937 TO RECEIVE NOTIFICATIONS OF PLANNING APPLICATIONS
TO BE DECIDED BY CORNWALL COUNCIL PLANNING
COMMITTEE AND AGREE ANY ACTION**

This agenda item to be received under agenda item 21.

**P.4938 TO RECEIVE THE APPEAL DECISION AND APPEAL COST
DECISION FOR 79 NORTH ROSKEAR ROAD, CAMBORNE,
TR14 8PX**

**P.4938.2 RESOLVED: that the Appeal Decision and Appeal Cost
Decision for 79 North Roskear Road, Camborne, TR14 8PX
was received**

Proposed by Councillor C Godolphin
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4939 TO RECEIVE AN APPEAL DECISION FOR LAND AT TOLCARNE
ROAD, BEACON, CAMBORNE, TR14 9AA**

**P.4939.2 RESOLVED: that an Appeal Decision for Land at Tolcarne
Road, Beacon, Camborne, TR14 9AA was received**

Proposed by Councillor C Godolphin
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4940 TO RECEIVE AN APPEAL DECISION FOR THE OLD
BLACKSMITHS YARD, HIGHTER CONDURROW, CAMBORNE,
TR14 9AL**

**P.4940.2 RESOLVED: that an Appeal Decision for the Old Blacksmiths
Yard, Highter Condurrow, Camborne, TR14 9AL was
received**

Proposed by Councillor C Godolphin
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4941 TO RECEIVE CONTENT FROM THE MINUTES OF THE
MEETING OF THE WEST SUB-AREA PLANNING COMMITTEE
18TH SEPTEMBER 2023**

**P.4941.2 RESOLVED: that content from the Minutes of the meeting of
the West Sub-Area Planning Committee 18th September
2023 was received**

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.4942 TO RECEIVE CONTENT FROM THE MINUTES OF THE
MEETING OF THE WEST SUB-AREA PLANNING COMMITTEE
16TH OCTOBER 2023**

**P.4942.2 RESOLVED: that content from the Minutes of the meeting of
the West Sub-Area Planning Committee 16th October 2023
was received**

Proposed by Councillor Z Fox
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4943 TO REVIEW THE AGREEMENT, 'NOT TO ALLOCATE
PLANNING APPLICATIONS ON WARDS OF WHICH A
COUNCILLOR REPRESENTS, WHERE POSSIBLE', AND AGREE
ACTION**

**P.4943.2 RESOLVED: that the agreement, 'not to allocate planning
applications on wards of which a Councillor represents,
where possible', was rescinded**

Proposed by Councillor C Godolphin
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

**P.4944 TO RECEIVE THE AGENDA FOR THE FOR THE MEETING OF
THE WEST SUB-AREA PLANNING COMMITTEE 13TH
NOVEMBER 2023, AND AGREE ACTION**

**P.4944.2 RESOLVED: that the Agenda for the for the meeting of the
West Sub-Area Planning Committee 13th November 2023
was received; and that Councillor Fox attend, was approved**

Proposed by Councillor L McDonald
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the
meeting at 7.20 pm.

APPENDIX 1

TC Number:	23-24/082
CC Number:	PA23/07660
Development:	Construction of new domestic garage

Location: 1 Carnarthen Street, Camborne, TR14 8UW
Grid Ref: 165124/39868
Comment Submission Date: 08.11.23
Comm Decision: No objection.

TC Number: **23-24/085**
CC Number: PA23/08304
Development: Application for variation of planning obligation dated 19.04.2005 in respect of decision PA04/01490/F to allow 11 Pendarves House to be sold on the open market, without restrictions/conditions.

Location: Flat 11, Pendarves House, Vyvyans Court, Tuckingmill, Camborne
Grid Ref: 165483/41033
Comment Submission Date: 08.11.23
Comm Decision: No objection.

TC Number: **23-24/086**
CC Number: PA23/07815
Development: Proposed replacement garage with workshop.
Location: Land South-East of 12 Enys Road, Harefield Crescent, Camborne
Grid Ref: 164704/40594
Comment Submission Date: 08.11.23
Comm Decision: No objection.

APPENDIX 2

TC Number: **23-24/079**
CC Number: PA23/07566
Development: Certificate of lawfulness for existing use of as a residential unit.
Location: The Cottage Havelock, 24 Roskear, Camborne
Grid Ref: 165620/40628
Sent to: Councillor Godolphin
Comment Submission Date: 08.11.23
Comm Decision: Camborne Town Council can find no evidence to support or refuse this application.

TC Number: **23-24/080**
CC Number: PA23/07727
Development: Proposed extensions and alterations to the existing dwelling to create a residential annexe – ancillary to the use of the existing dwelling.
Location: Three Gables, Vean Terrace, Camborne
Grid Ref: 165081/39638
Sent to: Councillor Ball
Comment Submission Date: 08.11.23
Comm Decision: No objection, but request that a Swift or Bat Box be installed on the gable end of the building.

TC Number: **23-24/081**
CC Number: PA23/07942
Development: A Change of use from agricultural barns and store to single dwelling house.
Location: Chycarne Farm, Chycarn Moor, Troon, Camborne
Grid Ref: 166860/37685
Sent to: Councillor Fox
Comment Submission Date: 08.11.23
Comm Decision: No objection

TC Number: **23-24/083**
CC Number: PA23/08109
Development: Resubmission of previously approved (lapsed) workshop/garage and installation of septic tank.
Location: The Yard, Land North of Gwyngala, Lower Condurrow, Condurrow, Camborne.
Grid Ref: 166567/39192
Sent to: Councillor McDonald
Comment Submission Date: 08.11.23
Comm Decision: No objection; subject to the retention of the public footpath, and a condition being applied tying it for industrial use only.

TC Number: **23-24/084**
CC Number: PA23/08459
Development: Works to trees subject to a Tree Preservation Order – felling of T1 (Ash), pruning of T2 (Lime), crown lift T3 (horse Chestnut) and felling of T4 (Ash).
Location: Lowenac Garden House, Pendarves Road, Camborne
Grid Ref: 164500/39723
Comment Submission Date: 08.11.23
Comm Decision: Camborne Town Council respond to Cornwall Council that as there was no professional Tree Report submitted for Planning Application 23-24/084 (PA23/07169), the Town Council request clarity on the proposed works, and a site visit by a Tree Officer.

TC Number: **23-24/087**
CC Number: PA23/07993
Development: Outline planning permission with all matters reserved for the construction of two dwellings to replace two residential caravans.
Location: Caravans South-West of Chapel Hill, Farm Plantation, Troon, Camborne
Grid Ref: 165517/36807
Sent to: Councillor Atherfold
Comment Submission Date: 08.11.23
Comm Decision: Camborne Town Council recommend refusal, as it has concerns about development in the open countryside in this remote and rural location. Any replacement structures should be in the same location as the existing caravans and follow the original footprint, to preserve the landscape character and ecology of the area. The alternative siting proposed would result in residential development being extended across a sensitive site and would appear more prominent and conspicuous than the existing Caravans.

TC Number: **23-24/088**
CC Number: PA23/08785
Development: Proposed extension and alterations to the garage and use of the garage as ancillary accommodation.
Location: 11 Pendarves Street, Troon, Camborne
Grid Ref: 166165/37992
Sent to: Councillor Weatherburn
Comment Submission Date: 08.11.23
Comm Decision: No objection; subject to a condition being applied tying the development to the main dwelling, for family use only.

AGENDA 11

TC Number: **23-24/089**
CC Number: PA23/08683
Development: Change of use of existing caretaker bungalow to use as a teaching space.
Location: School Bungalow, Camborne Science & International Academy, Cranberry Road, Camborne
Grid Ref: 163975/40128
Comment Submission Date: 08.11.23
Comm Decision: No objection.

TC Number: **23-24/090**
CC Number: PA23/08896
Development: Renovation and extension of a detached single occupancy dwelling.
Location: The Anchorage, Higher Stennack, Troon, Camborne
Grid Ref: 165619/37434
Comment Submission Date: 08.11.23
Comm Decision: No objection.

TC Number: **23-24/091**
CC Number: PA23/08809
Development: Certificate of lawful development for an existing use, namely the use of the dwelling without complying with an agricultural occupancy condition. (W2/84/00956/FD02 – Decision notice 2/27/84/00956/FD02)
Location: Cogegoes Farm Cottage, Cogegoes, Penponds, Camborne
Grid Ref: 163425/39647
Comment Submission Date: 08.11.23
Comm Decision: Deferred to the next meeting.

SIGNED BY THE CHAIRMAN.....

DATE