

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 20TH SEPTEMBER 2016**

MINUTES of the meeting of the Planning & Development Committee of Camborne Town Council held in the Council Office, The Basset Centre, Basset Road, Camborne on Tuesday 20th September 2016 at 6.30 pm.

PRESENT	Councillor J Collins	Chairman
	Councillor T Chalker	Vice Chairman
	Councillor D Atherfold	
	Councillor T Dalley	
	Councillor J Gillingham	
	Councillor C Godolphin	
	Councillor Ms Z Fox	not a member of this committee, until point Mentioned
	Councillor S Odgers	not a member of this committee
	Councillor R Webber	not a member of this committee

In Attendance: Amanda Mugford, Town Clerk; Melanie Negus, Administrative Assistant, and seventy six members of the public.

The Chairman explained the safety procedures to all present.

P.3475 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3475.2 RESOLVED: that the apologies from Councillors Mrs Dalley, Gillingham, Sanders and Winter for non-attendance of the meeting of the Planning and Development Committee held on 20th September 2016 were received

Proposed by Councillor Atherfold
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

There were no apologies submitted from Councillor James Teixeira.

P.3476 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 Godolphin declared an interest in agenda item 10 (16/133) as he knew the applicant, and agenda item 15 as he was a tenant of Coastline housing.

P.3477 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3478 CHAIRMAN'S ANNOUNCEMENTS

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The Chairman informed members of correspondence received regarding planning application PA16/07035 Land Rear of 10 Tehidy Road, Eastern Lane, Camborne, for the demolition of two garages and construction of a three bedroom dwelling with garage and garden. Due to time restrictions for submitting comments the Chairman and Vice Chairman used their delegated authority to submit; No objection subject to a tree survey being carried out in accordance with BS5837-2012.

Councillor Godolphin had represented the Town Council at two Cornwall Council Area Planning meetings regarding the Town Council's objection to a planning application for Pengegon Villa, Lower Pengegon. Cornwall Council granted the permission for the construction of seven dwellings

P.3479 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 9TH AUGUST 2016 AND THE CHAIRMAN TO SIGN THEM

P.3479.2 RESOLVED: **that the minutes of the meeting of the Planning and Development Committee held on 9th August 2016 were received, approved and signed by the Chairman**

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3480 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.3481 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.3481.2 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 16/123, 16/126, 16/129 and 132**

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

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The Chairman took the next two agenda items together to allow public speaking as there were members of the public present wishing to speak.

P.3482 PUBLIC PARTICIPATION (SUBJECT TO STANDING ORDER 90 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), AND TO CONSIDER PLANNING APPLICATIONS RECEIVED BY THE CLERK

TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

The Committee considered Appendix 2 planning applications received from Cornwall Council and it was duly proposed and seconded that Cornwall Council be advised accordingly.

The Chairman brought forward planning applications 16/127, 16/128.

P.3482.2 RESOLVED: to recommend that Cornwall Council refuses Planning Application 16/127 on the grounds of dangerous vehicular access and highway safety issues, overdevelopment, and that it does not adhere to NPPF 64

Proposed by Councillor Dalley
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

Members of the public spoke in objection to planning application 16/128 their issues were:

- Flooding and surface water drainage.
- Inadequate sewage mains drainage.
- Highways safety issues.
- Parking
- Emergency vehicular access.
- Land Registry borders different to plans.

Councillor Webber assured the meeting that he would be requesting that Cornwall Council Area Planning Committee address this application.

P.3482.3 RESOLVED: to recommend that Cornwall Council refuses Planning Application 16/128; it is on greenfield land, issues regarding traffic generation, vehicular access and Highway safety, and the capacity of the physical infrastructure relating to public drainage and water systems

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Proposed by Councillor Chalker
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

The Chairman suspended the meeting for 2 minutes to allow the public to leave; he also suspended Public Participation.

Seventy Two members of the public left the meeting at 7.20pm.

- P.3482.4 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 16/122, due to loss of sunlight and overshadowing; furthermore it does not adhere to NPPF 128 and 129**

Proposed by Councillor Collins
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

- P.3482.5 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 16/124 as it is backland development and does not adhere to NPPF 32 and 53**

Proposed by Councillor Chalker
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

- P.3482.6 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 16/125 as it fails to assess and respond appropriately to its setting within the World Heritage Site, Conservation Area and the setting of the surrounding listed buildings. In addition there are concerns raised about flooding and drainage**

Proposed by Councillor Godolphin
Seconded by Councillor Dalley

On a vote being taken the matter was approved unanimously.

- P.3482.7 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 16/130 on, scale, overshadowing, loss of outlook and amenity to neighbouring properties, highway safety issues, and it does not adhere to NPPF 32**

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Proposed by Councillor Chalker
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

The Chairman re-instated Public Participation.

A member of the public spoke in support of planning application 16/131. He informed members that the site was bigger than the original dwelling site as they had secured part of the land from a neighbouring property for the development.

P.3482.8 RESOLVED: to recommend that Cornwall Council refuses Planning Application 16/131 as there is no Heritage Impact Assessment, and does not adhere to NPPF 128 and 129

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

Having declared an interest in planning application 16/133 Councillor Godolphin left the room.

P.3482.9 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/133

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.
Councillor Godolphin re-entered the meeting.

P.3482.10 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/134 in principle but has concerns on highway safety issues

Proposed by Councillor Godolphin
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

Planning application 16/135 was deferred to the 11th October meeting to allow time for the Cornwall Council Planning Officer to visit the site and submit his comments; it would also be re-allocated as Councillor Atherfold declared an interest in the application.

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Councillor Ms Fox left the meeting at 8.05pm.

P.3483 TO RECEIVE CORRESPONDENCE FROM MR R BILLINGHAM REGARDING PAINTINGS OF THE OLD HOLMAN SITE AND AGREE ANY ACTION

Mr Billings informed members he had been painting the heritage of the area for 25 years and had displays at the Wheal Martin Museum in Truro and Tolgus Tin. He was closing his studio and offered the Town Council five pictures he had painted of the start of the development at Boslowen.

P.3483.2 RESOLVED: that Mr Billingham's offer to donate five of his paintings to the Town Council was accepted; the Town Council thanked him and commended him on artistry

Proposed by Councillor Godolphin
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3484 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

The Chairman informed members of information received from Cornwall Council regarding the felling of a Yew tree at 28 Fore Street, Camborne. The tree is to be replaced by a Cherry Tree.

P.3484.2 RESOLVED: that a planning application from Cornwall Council for works which Cornwall Council will decide under delegated authority; was received

Proposed by Councillor Collins
Seconded by Councillor Dalley

On a vote being taken the matter was approved unanimously.

P.3485 TO RECEIVE A REPORT ON PLANNING APPLICATIONS REVIEWED BY THE CHAIRMAN AND VICE CHAIRMAN FOLLOWING ADDITIONAL INFORMATION RECEIVED FROM CORNWALL COUNCIL PLANNING OFFICERS IN ACCORDANCE WITH P.3280.4

The Chairman informed members of the decisions made by him and the Vice Chairman regarding decisions made following further information received.

Agree to Disagree with CC Officers comments to grant permissions on PA15/11710 Gas Street, PA16/06385 Rosewarne Close, and PA16/00560 Kalinda,

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Higher Condurrow. Agree with Officers comments to refuse PA16/04654
The Chalet, Roscroggan.

- P.3485.2 RESOLVED:** **that a report on planning applications reviewed by the Chairman and Vice Chairman following additional information received from Cornwall Council Planning Officers in accordance with P.3280.4; was received**

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

- P.3486 THAT RECEIVE A REPORT FROM THE CHAIRMAN AND VICE CHAIRMAN REGARDING A MEETING WITH REPRESENTATIVES OF NETWORK RAIL ON 18TH AUGUST 2016 AND AGREE ANY ACTION IF APPROPRIATE**

The Chairman and Vice Chairman met with two representative of Network Rail who explained that works at Camborne level crossing would begin on Saturday 17th September and would entail building a temporary bridge to allow the existing bridge to be removed, thoroughly cleaned, and reinstalled. The single length barriers were to be replaced by two pairs of barriers one on either side of the track. They had revised their plan to use Redbrook Road as a diversion route during the works, following the advice from Councillors Collins and Chalker. The new route would be through Foundry Road, Pengegon by Meneth Road/Tregea and on to Trevu Road.

- P.3486.2 RESOLVED:** **that a report from the Chairman and Vice Chairman regarding a meeting with representatives of Network Rail on 18th August 2016; was received**

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

- P.3487 TO CONSIDER A MOTION FROM COUNCILLOR ATHERFOLD THAT
CAMBORNE TOWN COUNCIL SENDS A LETTER TO COASTLINE HOUSING (OR WHOEVER HOLDS THE MAINTENANCE CONTRACT TO MAINTAIN THE FLATS/HOUSES) AT THE NEW DEVELOPMENT TO THE REAR OF TESCO'S AND ALSO THE NEW BUILDINGS OPPOSITE THE TRAIN STATION, STATING THAT:
THE BUILDINGS IN THEIR CURRENT STATE OF REPAIR VISUALLY DETRACT FROM THE AREA AND ARE IN NEED OF CLEANING/PAINTING TO MAINTAIN THEM IN GOOD ORDER**

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Members discussed ownership of the dwellings on the development and that many of them were privately owned; and the near impossible task of the office staff to ascertain ownership. It had been resolved at a meeting of Full Council that office staff prioritise devolution, and members suggested that Councillor Atherfold might like to resolve the issue personally.

The motion proposed by Councillor Atherfold was not seconded.

P.3487.2 RESOLVED: to extend the meeting by 15minutes

Proposed by Councillor Godolphin
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3488 TO NOTE THE FOLLOWING TOWN AND COUNTRY PLANNING APPEALS:

- i. PA16/00216 FORMATION OF AN ACCESS AND HARDSTANDING, DROPPED KERB 12 SOUTH TERRACE, CAMBORNE.**
- ii. PA15/10800 CONSTRUCTION OF DWELLING AND FOUR PARKING SPACES LAND REAR OF 132 COLLEGE STREET CAMBORNE**

P.3488.2 RESOLVED: that the Town and Country Planning Appeals for PA16/00216 Formation of an access and hardstanding, dropped kerb 12 South Terrace, Camborne and PA15/10800 Construction of dwelling and four parking spaces Land rear of 132 College Street Camborne; were noted

Proposed by Councillor Godolphin
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

P.3489 TO NOTE THE INFORMAL HEARING ON 4TH OCTOBER 2016 OF THE APPEAL FOR PA15/01794 OUTLINE APPLICATION FOR THE CONSTRUCTION OF UP TO 94 RESIDENTIAL DWELLINGS (USE CLASS C3) AND RESIDENTIAL CARE FACILITY COMPRISING UP TO 60 BEDROOMS (USE CLASS C2) LAND OFF TREGENNA LANE, CAMBORNE

P.3489.2 RESOLVED: that the Informal Hearing on 4th October 2016 of the appeal for PA15/01794 Outline application for the construction of up to 94 residential dwellings (Use Class C3) and residential care facility

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comprising up to 60 bedrooms (Use Class C2) Land Off Tregenna Lane, Camborne; was noted

Proposed by Councillor Collins
Seconded by Councillor Dalley

On a vote being taken the matter was approved unanimously.

P.3490 TO CONSIDER APPOINTING A REPRESENTATIVE TO THE PLANNING PARTNERSHIP AND AGREE ANY ACTION (P.3453.2)

P.3490.2 RESOLVED: that the Town Council did not appoint a representative to the Planning Partnership at this time

Proposed by Councillor Godolphin
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

P.3491 TO NOTE THE LOCAL ASSOCIATIONS INFORMATION SERVICES' REPORT ON CHANGES TO THE HOUSING AND PLANNING ACT 2016: NEIGHBOURHOOD PLANNING

P.3491.2 RESOLVED: that the Local Associations Information Services' report on changes to the Housing and Planning Act 2016: Neighbourhood Planning; was noted

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3492 TO NOTE THE NEW CORNWALL AONB MANAGEMENT PLAN 2016-2021 'PLACE AND PEOPLE'

The Town Clerk informed members that the AONB Management Plan was a large document and was at the office for members as a reference tool.

P.3492.2 RESOLVED: that the new Cornwall AONB Management Plan 2016-2021 'Place and People'; was noted

Proposed by Councillor Godolphin
Seconded by Councillor Dalley

On a vote being taken the matter was approved unanimously.

P.3493 TO NOTE THE CHANGES TO TROON POST OFFICE

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P.3493.2 RESOLVED: **that the changes to Troon Post Office; were noted**

Proposed by Councillor Collins
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

P.3494 TO NOTE THE TEMPORARY PROHIBITION OF TRAFFIC ORDER FOR TREVU ROAD CAMBORNE

P.3494.2 RESOLVED: **that the Temporary Prohibition of Traffic Order for Trevu Road Camborne; was noted**

Proposed by Councillor Collins
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 20.40pm.

APPENDIX 1

TC Number: **16/123**
CC Number: PA16/06778
Development: Provision of a stable.
Location: Cogegoes House, Cogegoes, Penponds, Camborne
Grid Ref: 163446/39706
Applicant: Mr Peter Bawden
Date Considered: 20.09.16
Chair and Vice Chair recommendations:
Com Decision: No objection

TC Number: **16/126**
CC Number: PA16/07253
Development: Application for approval of reserved matters (appearance, landscaping, layout and scale) following outline approval PA15/10854 for the erection of a bungalow and alterations to existing access.
Location: Ambergate, Tregurthen Road, Camborne
Grid Ref: 164408/39792
Applicant: Tracy Baskerville & John Kernan
Date Considered: 20.09.16
Chair and Vice Chair recommendations:
Com Decision: No objection

TC Number: **16/129**
CC Number: PA16/07554

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Development: Certificate of lawfulness existing use: Confirmation of the use of building as single dwellinghouse.
Location: 2A Church View Road, Camborne TR14 8RQ
Grid Ref: 165789/40690
Applicant: Mr G Atkinson
Date Considered: 20.09.16
Chair and Vice Chair recommendations:
Com Decision: No objection

TC Number: **16/132**
CC Number: PA16/07166
Development: Domestic front porch - UPVC windows and part glazed door with enclosed 600mm high dwarf walls, thermal blocks with cavity insulation construction.
Location: Meadowside, Chapel Lane, Bolenowe, Troon, Camborne
Grid Ref: 167267/37869
Applicant: Mr T Spillet
Date Considered: 20.09.16
Chair and Vice Chair recommendations:
Com Decision: No objection

APPENDIX 2

TC Number: **16/122**
CC Number: PA16/06978
Development: Outline planning permission for the construction of residential dwelling and associated works, with all matters reserved.
Location: Land to the rear of 44 Church View Road, Camborne, TR14 8RQ
Grid Ref: 165843/40782
Applicant: Mr K Muicci
Sent To: Councillor Winter
Date Considered: 20.09.16
Com Decision: to recommend that Cornwall Council refuses Planning Application 16/122, due to loss of sunlight and overshadowing; furthermore it does not adhere to NPPF 128 and 129

TC Number: **16/124**
CC Number: PA16/06681
Development: Outline planning permission with all matters reserved for proposed new dwelling and demolition of existing garage.
Location: Rear of 7 Parc Bracket Street, Camborne, TR14 8BN
Grid Ref: 164987/40280
Applicant: Mr & Mrs Jewell
Sent To: Councillor Chalker
Date Considered: 20.09.16
Com Decision: to recommend that Cornwall Council refuses Planning Application 16/124 as it is backland development and does not adhere to NPPF 32 and 53

TC Number: **16/125**
CC Number: PA16/07191
Development: Outline planning permission with all matters reserved: Construction of 4 number 1 bedroom apartments.
Location: Land to rear of Albany House, 16 Chapel Street, Camborne
Grid Ref: 164703/39985
Applicant: Messrs Taylor & Yates

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Sent To: Councillor Gillingham
Date Considered: 20.09.16
Com Decision: to recommend that Cornwall Council refuses Planning Application 16/125 as it fails to assess and respond appropriately to its setting within the World Heritage Site, Conservation Area, and the setting of the surrounding listed buildings. In addition there are concerns raised about flooding and drainage

TC Number: **16/127**
CC Number: PA16/06698
Development: Demolition of semi detached dwelling and creation of access road leading to development of six dwellings (outline with some matters (landscaping) reserved).

Location: 48 Condurrow Road, Beacon, Camborne

Grid Ref: 165849/39263

Applicant: Diane Fawcus

Sent To: Councillor Dalley

Date Considered: 20.09.16

Com Decision: to recommend that Cornwall Council refuses Planning Application 16/127 on the grounds of dangerous vehicular access and highway safety issues, overdevelopment, and that it does not adhere to NPPF 64.

TC Number: **16/128**
CC Number: PA16/07067
Development: Outline application with some matters reserved for residential development (class C3) up to 70 dwellings with associated access, landscaping, open space and drainage infrastructure.

Location: Land Rear of Fore Street, Chapel Square, Troon

Grid Ref: 166366/38174

Applicant: Troon Estates Limited

Sent To: Councillor Collins

Date Considered: 20.09.16

Com Decision: to recommend that Cornwall Council refuses Planning Application 16/128 it is on greenfield land, issues regarding traffic generation, vehicular access and Highway safety, and the capacity of the physical infrastructure relating to public drainage and water systems.

TC Number: **16/130**
CC Number: PA1606994
Development: Demolition of the existing dwelling and the construction of five new residential units, consisting of a 3 unit 2.5 storey block of flats and two unit 2 storey semi-detached dwellings, with associated works including off-road parking and turning areas.

Location: 8 Park Road, Camborne, TR14 8QD

Grid Ref: 165175/40474

Applicant: Mr Rogers

Date Considered: 20.09.16

Com Decision: to recommend that Cornwall Council refuses Planning Application 16/130 on scale, overshadowing, loss of outlook and amenity to neighbouring properties, highway safety issues, and it does not adhere to NPPF 32.

TC Number: **16/131**
CC Number: 16/04266
Development: To construct a timber frame bungalow in front garden.
Location: Ivy House, Chapel Hill, Brea, Camborne

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Grid Ref: 166546/40016
Applicant: Mr Doug Davies
Sent To: Councillor Winter
Date Considered: 20.09.16
Com Decision: to recommend that Cornwall Council refuses Planning Application 16/131 as it has no Heritage Impact Assessment, and does not adhere to NPPF 128 and 12.

TC Number: **16/133**
CC Number: PA16/07940
Development: Proposed rear extension
Location: 57 Weeth Road, Camborne, TR14 7HY
Grid Ref: 164021/40591
Applicant: Mr & Mrs J Eastmond
Sent To: Councillor Godolphin
Date Considered: 20.09.16
Com Decision: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/133.

TC Number: **16/134**
CC Number: PA15/05818
Development: Construction of 5 open market dwellings.
Location: Old Blacksmiths Yard, Higher Condurrow, Condurrow, Camborne
Grid Ref: 166104/39250
Applicant: Mr Jim Rigby
Sent To: Councillor Mrs Dalley
Date Considered: 20.09.16
Com Decision: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/134 in principle but has concerns on highway safety issues.

SIGNED BY THE CHAIRMAN.....

DATE

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