

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 17TH JULY 2018**

of the meeting of the Planning & Development Committee of Camborne Town Council held in the Council Chamber, The Passmore Edwards Building, The Cross, Cross Street, Camborne TR14 8HA on Tuesday 17th July 2018 at 6.30 pm.

PRESENT Councillor Godolphin Chairman
 Councillor Ms Fox
 Councillor V Kelynack
 Councillor R Marshall
 Councillor D Wilkins (ex officio)

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

The Chairman explained the safety procedures to all present.

P.3968 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3968.2 RESOLVED: that the apologies from Councillors Collins, Mrs Dalley, Morgan, and Winter for non-attendance of the meeting of the Planning and Development Committee held on 17th July 2018 were received

Proposed by Councillor Wilkins
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

There were no apologies submitted by councillor L Lemon.

P.3969 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.3970 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3971 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.3972 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 26TH JUNE 2018 AND THE CHAIRMAN TO SIGN THEM

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 17TH JULY 2018**

- P.3972.2 RESOLVED:** that the minutes of the meeting of the Planning and Development Committee held on 26th June 2018 were received, approved, and signed by the Chairman

Proposed by Councillor Godolphin
Seconded by Councillor Ms Fox

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

- P.3973 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

- P.3974 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.3974.2 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 18/082 (PA18/04925), 18/083 (PA18/04906), 18/084 (PA18/04364), 18/087 (PA18/05085), 18/089 (PA18/05084), 18/091 (PA18/05852) and 18/092 (PA18/05853)

Proposed by Councillor Godolphin
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

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.3975 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

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 17TH JULY 2018**

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

A member of the public spoke briefly in support of planning application 18/079. Tree surveys had been done, and the trees on the property were an acceptable distance from the proposed dwelling. The access was to be joined with the neighbouring property and recessed for safer egress. All the pre application advice from Cornwall Council Planning Officers had been adhered to.

P.3975.2 RESOLVED: **to recommend that Cornwall Council refuses Planning Application 18/079 (PA18/04248) on the grounds of over development, dangerous access, overlooking, and loss of privacy to neighbouring properties, and it does not accord with CLP Policy 12 on design**

Proposed by Councillor Wilkins
Seconded by Councillor Godolphin

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

Two members of the public left the meeting.

The Chairman brought forward planning application 18/081 as there were members of the public wishing to speak on it.

The applicant's agent informed members that an application had been submitted previously for the site for one large dwelling and outline permission had been granted. The new application for four dwellings would be over a similar area as the single large dwelling.

P.3975.3 RESOLVED: **to recommend that Cornwall Council refuses Planning Application 18/081 (PA18/05432) on the grounds of over development, and, it does not adhere to CLP Policies 12 1a and 26. Furthermore the area has a history of flooding and there was no Flood Risk Assessment Report submitted by the applicant.**

Proposed by Councillor Ms Fox
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

Two members of the public left the meeting.

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 17TH JULY 2018**

- P.3975.4 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/080 (PA18/04998) in principle, subject to the proposed development conserving the historic wall, and, a satisfactory tree officer's report

Proposed by Councillor V Kelynack
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

- P.3975.5 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/085 (PA18/04364) as it accords with NPPF 2.23, CLP 21 and 24

Proposed by Councillor R Marshall
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

- P.3975.6 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/086 (PA18/03635)

Proposed by Councillor Godolphin
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

- P.3975.7 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/088 (PA18/05986)

Proposed by Councillor Godolphin
Seconded by Councillor R Marshall

On a vote being taken the matter was approved unanimously.

- P.3975.8 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/090 (PA18/05481) in principle but have concerns at the number of dwellings and density, citing CLP Policy 12, and possible overlooking issues.

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 17TH JULY 2018**

Proposed by Councillor Ms Fox
Seconded by Councillor V Kelynack

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

- P.3975.9 RESOLVED: that delegated authority was granted to the Chairman and Vice Chairman, on consultation with Councillor Lemon, to submit comments on Planning Application 18/093 (PA18/05546)**

Proposed by Councillor Godolphin
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

- P.3976 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.3977 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**

- 1) PA18/06029 Non-material amendment to application P17/01398 in respect of reducing the number of new windows in north elevation from 9 to 7 and to change size and sill heights slightly for access and interior fittings in bathroom, bedroom and kitchen**

The Chairman and Vice Chairman were in agreement, and submitted 'No objection' to this application.

- P.3977.2 RESOLVED: 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 R Marshall
Seconded by Councillor Wilkins

On a vote being taken the matter was approved unanimously.

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 17TH JULY 2018**

There being no further business the Chairman closed the meeting at 7.26 pm.

APPENDIX 1

- TC Number: **18/082**
CC Number: PA18/04925
Development: Various tree works.
Location: 50 Pendarves Road, Camborne, TR14 7QH
Grid Ref: 164313/39193
Date Considered: 17.07.18
Com Decision: No objection.
- TC Number: **18/083**
CC Number: PA18/04906
Development: Various tree works
Location: Lowenac Lodge, Lowenac Gardens, Camborne
Grid Ref: 164516/39741
Date Considered: 17.07.18
Com Decision: No objection.
- TC Number: **18/084**
CC Number: PA18/04364
Development: Change of use of Units 13 and 14 from former Fire Station (granted planning permission to create business units) A1 to A2.
Location: Unit 13 and 14, Camborne Business Centre, College Street, Camborne
Grid Ref: 164113/40321
Date Considered: 17.07.18
Re-submission of previously invalidated application.
Com Decision: No objection.
- TC Number: **18/087**
CC Number: PA18/05085
Development: Proposed conversion of D2 community space to residential flat for over 50s.
Location: Unit 1(Unit K) Camborne Public Rooms, Trevenson Street, Camborne
Grid Ref: 164847/39818
Date Considered: 17.07.18
Com Decision: No objection.
- TC Number: **18/089**
CC Number: PA18/05084
Development: Proposed conversion of commercial space to form 2 flats.
Location: Unit E, Trevithick Gate, Trevithick View, Camborne
Grid Ref: 164872/39721
Date Considered: 17.07.18
Com Decision: No objection.
- TC Number: **18/091**
CC Number: PA18/05852
Development: Application for installation of new red dotted vinyl (RAL 3020) with white/red gradient applied internally around external ATM to the inside of the glazing; new company branding fascia and projecting sign, and removal of existing air intake/extract grills from below fascia sign; installation of new post box and

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 17TH JULY 2018**

new internal digital media: installation of new shop front glazing; replacement of existing defective stone cladding in shopfront on a like for like basis and decoration of cantilevered concrete soffit above the Santander fascia sign.

Location: 6 Trelowarren Street Camborne TR14 8AA
Grid Ref: 164762/40102
Date Considered: 17.07.18
Com Decision: No objection.

TC Number: **18/092**
CC Number: PA18/05853
Development: Internal installation of 1 x 46" (Portrait) TV screen, in a metal housing fixed to the floor, depicting various Santander Advertisements/programmes. External installation of a new folded aluminium projecting sign, internally illuminated. Replacement on a like for like basis of the existing fascia sign showing corporate new logo and text.

Location: 6 Trelowarren Street Camborne TR14 8AA
Grid Ref: 164762/40102
Date Considered: 17.07.18
Com Decision: No objection.

APPENDIX 2

TC Number: **18/079**
CC Number: PA18/04248
Development: New detached bungalow.
Location: Land Adj to Fieldways, Tregenna Lane, Camborne
Grid Ref: 164284/39755
Sent To: Councillor D Wilkins
Date Considered: 17.07.18
Com Decision: Recommend refusal on the grounds of over development, dangerous access, overlooking and loss of privacy to neighbouring properties, and it does not accord with CLP Policy 12 on design.

TC Number: **18/080**
CC Number: PA18/04998
Development: Demolition of existing outbuildings and garage, and construction of one dwelling with detached garage.
Location: Land and buildings rear of 4-5 Penlu, Tuckingmill, Camborne
Grid Ref: 165939/41160
Sent To: Councillor V Kelynack
Date Considered: 17.07.18
Com Decision: No objection in principle, subject to the proposed development conserving the historic wall, and, a satisfactory tree officers report.

TC Number: **18/081**
CC Number: PA18/05432
Development: Formation of four dwellings.
Location: Land rear of St Michaels Mount, Fore Street, Barripper, Camborne
Grid Ref: 163542/38365
Sent To: Councillor J Morgan
Date Considered: 17.07.18
Com Decision: Recommend refusal on the grounds of over development, and, it does not adhere to CLP Policies 12 1a and 26. Furthermore the area has a history of flooding and there was no Flood Risk Assessment Report submitted by the applicant.

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 17TH JULY 2018**

TC Number: **18/085**
CC Number: PA18/04364
Development: Demolition of rear single storey extensions and detached garage and erection of two storey extension, part single storey with a new detached garage with parking to front of garage.
Location: 42 Union Street, Camborne, TR14 8HF
Grid Ref: 164864/40019
Sent To: Councillor R Marshall
Date Considered: 17.07.18
Com Decision: No objection as it accords with NPPF 2.23, CLP 21 and 24.

TC Number: **18/086**
CC Number: PA18/03635
Development: Change from 2 bedroom extension to a 1 bedroom house.
Location: 40A Tolcarne Street, Camborne, TR14 8JH
Grid Ref: 164878/39975
Sent To: Councillor C Godolphin
Date Considered: 17.07.18
Com Decision: No objection.

TC Number: **18/088**
CC Number: PA18/05986
Development: To install two new windows to the side wall of the existing building. One new window to the lounge and one new window to the second floor bedroom.
Location: 6 A Higher Pengegon, Pengegon, Camborne
Grid Ref: 165914/39760
Sent To: Councillor C Godolphin
Date Considered: 17.07.18
Com Decision: No objection.

TC Number: **18/090**
CC Number: PA18/05481
Development: Demolition of existing bungalow; residential development of three dwellings.
Location: 24 Lower Pengegon, Pengegon, Camborne, TR14 7UL
Grid Ref: 165830/40050
Sent To: Councillor G Winter
Date Considered: 17.07.18
Com Decision: No objection in principle but have concerns at the number of dwellings and density, siting CLP Policy 12, and possible overlooking issues.

TC Number: **18/093**
CC Number: PA18/05546
Development: Proposed second floor extension and new rooflights
Location: 68 Dolcoath Road Camborne TR14 8RP
Grid Ref: 165678/40355
Sent To: Councillor L Lemon
Date Considered: 17.07.18
Com Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE