

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 5TH APRIL 2015**

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 5th April 2015 at 6.30 pm.

PRESENT Councillor J Collins Chairman
Councillor T Chalker Vice Chairman
Councillor D Atherfold
Councillor J Gillingham
Councillor C Godolphin
Councillor G Winter from point mentioned

In Attendance: Amanda Mugford, Town Clerk; Tracy Hladkij, Office Manager; Melanie Negus, Administrative Assistant.

The Chairman explained the safety procedures to all present.

P.3372 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3372.2 RESOLVED: that the apologies from Councillors T Dalley, Mrs Dalley and A Sanders for non-attendance of the meeting of the Planning and Development Committee held on 5th April 2015 were received

Proposed by Councillor Chalker
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

P.3373 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.3374 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no declaration requests.

Councillor Winter entered the meeting at 6.32pm.

P.3375 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members that Planning Agendas would no longer contain a list of Cornwall Council planning decisions, as the new agenda item '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', negated the need for it.

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He asked members to be more explicit, in future, in their wording when making proposals, to use the NPPF to give proposals legal substance and to aid the minute taker.

P.3376 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 15TH MARCH AND THE CHAIRMAN TO SIGN THEM

P.3376.2 RESOLVED: **that the minutes of the meeting of the Planning and Development Committee held on 15th March 2015 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 by those entitled to vote.

P.3377 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

The Chairman asked that going forward public participation be moved on the agenda to after Appendix 1 as decisions on Appendix 1 were predetermined by the Chair and Vice Chair prior to the meeting. He moved forward agenda item 9.

P.3378 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.3378.2 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 16/042, 16/043, 16/045 and 16/049**

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

The Chairman took the next two agenda items together to allow public speaking should a member of the public enter the meeting and wish to speak.

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P.3379 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

P.3379.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/041

Proposed by Councillor Godolphin
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3379.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/044; subject to a condition restricting the use to family use and ancillary to the dwelling house known as Harbour House

Proposed by Councillor Chalker
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3379.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/046

Proposed by Councillor Gillingham
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3379.5 RESOLVED: to recommend that Cornwall Council refuses Planning Application 16/047; the development if permitted would result in an inappropriate development of residential gardens (NPPF 53): overshadowing of a neighbouring

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**property and dangerous vehicular access
causing possible highway safety issues**

Proposed by Councillor Atherfold
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3379.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/048

Proposed by Councillor Collins
Seconded by Councillor Chalker

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

P.3380 TO RECEIVE CORRESPONDENCE REGARDING NEW CONNEXION STREET AND AGREE ANY ACTION

Members discussed:

- The cost of works involved with the Road Traffic Order.
- Parking in New Connexion Street.
- The disabled access to Costa Coffee.
- Wording of the Community Toilet Scheme sign at Costa Coffee.
- The prioritising of a parking review for Camborne.
- Problems of two-way traffic in Gurneys Lane, Basset Street, Gas Street and New Connection Street.

P.3380.2 RESOLVED: that correspondence regarding New Connection Street was received and that Camborne Town Council contact Cornwall Council requesting a parking review of Camborne, to include New Connexion Street, Gas Street, Basset Street and Gurneys Lane, as a priority

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3380.3 RESOLVED: that Camborne Town Council contact BID Camborne informing them of the Town Council's decision not to ask Cornwall Council to include New Connexion Street, Gas Street, Basset Street and Gurneys Lane in a Road Traffic Order at this time

Proposed by Councillor Collins
Seconded by Councillor Chalker

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On a vote being taken the matter was approved unanimously.

- P.3380.4 RESOLVED:** **to recommend to the next meeting of Full Council that the wording of signage for Costa Coffee to include 'Limited' on the disabled access**

Proposed by Councillor Collins
Seconded by Councillor Chalker

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

- P.3381 TO RECEIVE FURTHER CORRESPONDENCE FROM MARC HITCHENS, CONTRACTS MANAGER, KIER REGARDING THE NAMING OF THE DEVELOPMENT AT TRECARRACK ROAD AND AGREE ACTION**

The Town Clerk informed members of information received, that the Trecarrack Site had in bygone years housed a sausage skin factory named Lacey's.

- P.3381.2 RESOLVED:** **that correspondence from Marc Hitchens, Contracts Manager, Kier regarding the naming of the development at Trecarrack Road was received; Fordh Lacey was the agreed alternative name for the development**

Proposed by Councillor Chalker
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

- P.3382 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING LAND OPPOSITE ROSEWARNE TERRACE AND AGREE ANY ACTION**

Members discussed the poor visibility and road safety issues of using the land for parking.

- P.3382.2 RESOLVED:** **that correspondence from Cornwall Council regarding land opposite Rosewarne Terrace was received; Camborne Town Council respond to Cornwall Council that it has no objection to the selling of the land for use as a parking area subject to approval by the highways department in relation to road safety**

Proposed by Councillor Chalker
Seconded by Councillor Collins

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

P.3383 TO RECEIVE CORRESPONDENCE FROM CARN BREA PARISH COUNCIL REGARDING NEIGHBOURHOOD PLANNING AND AGREE ANY ACTION

The Town Clerk reminded Councillors of the work that had been done on the Corporate Plan and the advice received from consultants at that time. As a result, the Council had not included the development of a Neighbourhood Plan in the current Corporate Plan. She summarised the advantages of producing a Neighbourhood Plan for those parishes that would benefit from Community Infrastructure Levy (CIL) allocations; this would not be the case in Camborne due to the housing viability assessments.

- P.3383.2 RESOLVED:** **that correspondence from Carn Brea Parish Council regarding Neighbourhood Planning was received. Camborne Town Council send a letter to Carn Brea Parish Council stating that they would not be producing a Neighbourhood Plan due to; costs, the size of the Parish and resource/devolution. Camborne, Redruth, Pool, Helston and possibly Carn Brea were not entitled to CIL payments; suggest that Camborne Town Council and Carn Brea Parish Council work together to lobby Cornwall Council to change policy in relation to CIL**

Proposed by Councillor Godolphin
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3384 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 that planning officers at Cornwall Council had disagreed with the Town Council's approval of planning application 15/038 the felling of a Sycamore tree; his decision had been to agree to disagree. Cornwall Council Planning Officers had stood by their decision to refuse planning application 16/035 12 South Terrace, Camborne, for the formation of an access and hardstanding, dropped kerb.

There had been extensive correspondence between Cornwall Council Planning Officers and the applicant regarding a planning application at 58 College Street, Camborne regarding an extension; the inclusion of a kitchen in the extension categorised it as backland development and grounds for refusal. The most recent re-submitted application had not included a kitchen.

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P.3385 TO NOTE THE TEMPORARY PROHIBITION OF TRAFFIC ON VARIOUS ROADS IN CAMBORNE FOR TREVITHICK DAY ON 30TH APRIL 2016 (07.00 TO 18.00 HOURS)

P.3385.2 RESOLVED: **that the temporary prohibition of traffic on various roads in Camborne for Trevithick Day on 30th April 2016 (07.00 to 18.00 hours) was noted**

Proposed by Councillor Collins
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

P.3386 TO RECEIVE THE CORNWALL COUNCIL CORRESPONDENCE REGARDING THE THI CONTRIBUTION OFFER FOR PROPERTIES IN TRELOWARREN STREET, AND CHAPEL STREET CAMBORNE

P.3386.2 RESOLVED: **that Cornwall Council correspondence regarding the THI contribution offer for properties in Trelowarren Street, and Chapel Street Camborne was noted**

Proposed by Councillor Godolphin
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

P.3387 TO RECEIVE A LIST COMPILED BY THE DEPUTY CLERK OF THE CORNWALL COUNCIL PLANNING DECISIONS

P.3387.2 RESOLVED: **that a list compiled by the Deputy Clerk of the Cornwall Council Planning Decisions was received**

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

The Chairman expressed the need for members to learn the difference between Material and Non-Material considerations.

There being no further business the Chairman closed the meeting at 7.58pm.

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APPENDIX 1

TC Number: **16/042**
CC Number: PA16/01719
Development: Reserved Matters application for the construction of dwelling (Details following application no. PA15/03332 DATED 24.06.15).
Location: Chy Malowenn, 20 Tregenna Fields, Camborne
Grid Ref: 164259/39615
Applicant: B & B Developments (Cornwall) Ltd
Sent To: Appendix 1
Date Considered: 05.04.16
Chair and Vice Chair recommendations:
Com Decision: No objections : Unanimous.

TC Number: **16/043**
CC Number: PA16/00310
Development: Replace existing UPVC rainwater goods with aluminium, Overhaul existing traditional windows (sash), replace existing modern shopfront with traditional shopfront with additional glazing bar, new shop sign and part repointing in lime mortar.
Location: 98 Trelowarren Street, Camborne TR14 8AN
Grid Ref: 165076 / 40143
Applicant: Mrs Elizabeth A.M Smith
Sent To: Appendix 1
Date Considered: 05.04.16
Chair and Vice Chair recommendations:
Com Decision: No Objection : Unanimous.

TC Number: **16/045**
CC Number: PA16/02043
Development: Re-submission of application PA15/01648 dated 6th May 2015 for the proposed extension to form 2 bedroom attached dwelling for the repositioning of windows at first floor level.
Location: 17 Llawbroc Close, Camborne TR14 7AS
Grid Ref: 165247 / 39553
Applicant: Mr Steve Penrose
Sent To: Appendix 1
Date Considered: 05.04.16
Chair and Vice Chair recommendations:
Com Decision: No Objections : Unanimous.

TC Number: **16/049**
CC Number: PA16/02350
Development: Formation of new shop front and associated works.
Location: 9 Commercial Square, Camborne, TR14 8AT
Grid Ref: 164696 / 40109
Applicant: Mrs Caroline Burbidge
Sent To: Appendix 1
Date Considered: 05.04.16
Chair and Vice Chair recommendations:
Com Decision: No Objections : Unanimous.

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APPENDIX 2

TC Number: **16/041**
CC Number: PA16/02017
Development: Proposed conservatory to the rear of the property.
Location: 19 Dolcoath Road, Camborne, TR14 8RW
Grid Ref: 165464/40382
Applicant: Mr Brian
Sent To: Councillor Godolphin
Date Considered: 05.04.16
Com Decision: No objections.

TC Number: **16/044**
CC Number: PA16/02381
Development: Erection of domestic garage with ancillary accommodation over.
Location: Harbour House, Roskilly Lane, Barripper
Grid Ref: 163271 / 38417
Applicant: Mr D Trestrail
Sent To: Councillor T Chalker
Date Considered: 05.04.16
Com Decision: No objections subject to a condition restricting the use for the family use and ancillary to the dwelling house known as Harbour House.

TC Number: **16/046**
CC Number: PA16/02480
Development: To construct a rear extension to form a larger kitchen. To demolish the existing garage and outbuildings and construct a new garage incorporating a utility room and storage room.
Location: Shalimar, Reskadinnick Road, Camborne
Grid Ref: 164266/40772
Applicant: Mr & Mrs Colin Bawden
Sent To: Councillor A Sanders
Date Considered: 5.04.16
Com Decision: No objections.

TC Number: **16/047**
CC Number: PA16/01594
Development: Outline planning permission with some matters reserved: Two bedroom bungalow.
Location: Castle Haven, 4 Polgine Lane, Troon, Camborne
Grid Ref: 166233 /38315
Applicant: Mr Gerald Fawdry
Sent To: Councillor D Atherfold
Date Considered: 05.04.16
Com Decision: Refuse application as the proposed development if permitted would result in an inappropriate development of residential gardens (NPPF 53) : overshadowing of a neighbouring property, and dangerous vehicular access causing possible highway safety issues.

TC Number: **16/048**
CC Number: PA16/02357
Development: Proposed extension to the existing converted building to allow the building to be used as managers accommodation.

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Location: Higher Kehelland Farm, Higher Kehelland, Camborne TR14 0DQ
Applicant: Mr & Mrs J Simmons
Sent To: Councillor J Collins
Date Considered: 5.04.15
Com Decision: No Objections.

SIGNED BY THE CHAIRMAN.....

DATE