

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 24TH APRIL 2018**

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 24th April 2018 at 6.30 pm.

PRESENT Councillor J P Collins Chairman
Councillor C Godolphin Vice Chairman
Councillor L Lemon
Councillor R Marshall
Councillor J Morgan
Councillor G Winter

In Attendance: Amanda Mugford, Town Clerk; Melanie Negus, Administrative Assistant.

The Chairman explained the safety procedures to all present.

P.3909 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3909.2 RESOLVED: that the apologies from Councillors Mrs Dalley, Ms Fox and V Kelynack for non-attendance of the meeting of the Planning and Development Committee held on 24th April 2018 were received

Proposed by Councillor Godolphin
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

P.3910 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 Winter declared a non-registerable in planning application 18/056 as he knew the applicant.

P.3911 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3912 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.3913 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 3RD APRIL 2018 AND THE CHAIRMAN TO SIGN THEM

P.3913.2 RESOLVED: that the minutes of the meeting of the Planning and Development Committee held on 3rd April 2018 were received,

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- P.3916.2 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/056**

Proposed by Councillor Collins
Seconded by Councillor Marshall

On a vote being taken the matter was approved unanimously.

Councillor Winter re-entered the meeting.

- P.3916.3 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/057 subject to conditions being applied tying the annex to the main dwelling, and for family use only**

Proposed by Councillor L Lemon
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

- P.3916.4 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/058**

Proposed by Councillor Godolphin
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

- P.3917 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.3918 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**

Members discussed correspondence received on PA17/09137 and PA17/09136 Treslothan House, Church Road, Treslothan. The Town Council's comments submitted on this application were 'Recommend refusal, as it is out of keeping with the local area, would damage the historic surrounding environment and not enhance the historic landscape. It does not adhere to CLP Policy 24 and NPPF Policy 12 (141). It does not have a HIA or HBS'.

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Councillor Collins was unaware of 'a detailed pre application, site visit or discussion', as stated in the correspondence. It further stated that the Planning Officer would be minded to approve this application subject to an acceptable final submission; members questioned the meaning of this.

Members were agreed that they wished to stand by their comments, and that the Cornwall Council ward member for Treslothan be contacted with a request that he put the application forward to the West Sub-Area Planning Committee for discussion.

- P.3918.2 RESOLVED:** **that a report by the Chairman on planning applications PA17/09137 and PA17/09136 following additional information received from Cornwall Council Planning Officers in accordance with P.3280.4 was received**

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

- P.3919 TO RECEIVE CORRESPONDENCE REGARDING THE CORNWALL COUNCIL HIGHWAYS SCHEME – COMMUNITY NETWORK BUDGET AND MAKE RECOMMENDATIONS FOR THE CAMBORNE PARISH ACCORDINGLY**

Members discussed the schemes budget; the £5,000 per parish per year was a derisory sum and unless pooled between parishes for larger projects would not be adequate.

The allocation of S106 contributions was discussed: the Town Clerk informed members that individuals could not apply for S106 funding, and that applications had to be supported by business plans.

The Town Clerk informed members that the Town Council had previously contacted Cornwall Council with concerns over vehicular and pedestrian safety in Gas Street and New Connexion Street and was surprised that these were not listed in the scheme.

Councillor Winter questioned whether the works listed in the scheme would be done by Cornwall Council if not done under the scheme. There was no definitive answer to this.

- P.3919.2 RESOLVED:** **that correspondence regarding the Cornwall Council Highways Scheme – Community Network Budget was received. Members wishing to make recommendations for the scheme should forward them to Councillor Collins for**

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**submission at the next Community
Network Panel Meeting**

Proposed by Councillor Collins
Seconded by Councillor R Marshall

On a vote being taken the matter was approved unanimously.

P.3920 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING THE CORNWALL CIL EXAMINERS REPORT AND THE CORNWALL COUNCIL COMMUNITY INFRASTRUCTURE LEVY – ALLOCATION AND SPEND GOVERNANCE CONSULTATION OVERVIEW AND SCRUTINY COMMITTEE REPORT AND AGREE ANY ACTION

The Town Clerk informed members that an e-mail from Gemma Arthur, Senior Development Officer at Cornwall Council stated that a new system had been installed which would improve how S106 income and expenditure (and CIL, once implemented) would be monitored. The Cornwall Council Scrutiny Committee had met today to consider A range of options and principles for governance arrangements for CIL allocation and spend as well as a broad process of consultation. A more fully worked proposal, based on the Committee's views and wider consultation, would be produced later in the year.

Regulations required that 15% (or 25% where there is a Neighbourhood Development Plan) of CIL is returned to the Town or Parish Council, where it was raised. 5% was allowed to be retained by Cornwall Council for administering the CIL charges, and 70 80% (the Strategic Share) would be spent on the Regulation's broad definition of infrastructure, at the discretion of Cornwall Council.

Allocations of funds should be made on: Transparency – through open debate, Simplicity – to enable implementation, and Fairness – so that no community was disadvantaged by the governance arrangements and in line with the regulations.

P.3920.2 RESOLVED: that correspondence from Cornwall Council regarding the Cornwall CIL Examiners Report, and the Cornwall Council Community Infrastructure Levy – allocation and spend governance consultation, Overview and Scrutiny Committee report was received. The Cornwall Council division members be asked to monitor this closely and report back to the Town Council

Proposed by Councillor Godolphin
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

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P.3921 TO RECEIVE THE MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT NATIONAL PLANNING POLICY FRAMEWORK PROPOSALS AND AGREE ANY RESPONSE TO THE ASSOCIATED CONSULTATION

The Chairman asked all Councillors to keep the paperwork relating to agenda items 15, 16 and 17 for future use.

P.3921.2 RESOLVED: that the Ministry of Housing, Communities and Local Government National Planning Policy Framework proposals was received and no response be submitted

Proposed by Councillor Collins
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

P.3922 TO RECEIVE THE MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT DRAFT PLANNING PRACTICE GUIDANCE AND AGREE ANY RESPONSE TO THE ASSOCIATED CONSULTATION

P.3922.2 RESOLVED: that the Ministry of Housing, Communities and Local Government Draft Planning Practice guidance was received, and no response be submitted

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3923 TO RECEIVE THE MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT HOUSING DELIVERY TEST DRAFT MEASUREMENT RULE BOOK

P.3923.2 RESOLVED: that the Ministry of Housing, Communities and Local Government Housing Delivery Test Draft Measurement Rule Book was received

Proposed by Councillor Godolphin
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3924 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING NEW BUS SHELTERS AND DIGITAL DISPLAYS AND AGREE A RESPONSE

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- P.3924.2 RESOLVED:** that correspondence from Cornwall Council regarding new bus shelters and digital displays was received. The Town Council respond supporting the installation of a bus shelter at Treswithian Road, and submit no objection to a digital display pole being erected in Church Street, but request that it be situated near the other street furniture (post box, utility cabinets, litter bin) in order to avoid creating more 'clutter' which could detract from the historic environment (as detailed in the Conservation area and Management Strategy)

Proposed by Councillor Morgan
Seconded by Councillor Collins

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

- P.3925 TO RECEIVE AND NOTE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING HIGHWAYS AT HIDDENLEY PARK (OFF BOILERWORKS ROAD) CAMBORNE**

- P.3925.2 RESOLVED:** that correspondence from Cornwall Council regarding highways at Hiddenley Park (off Boilerworks Road) Camborne was received and noted

Proposed by Councillor Godolphin
Seconded by Councillor R Marshall

On a vote being taken the matter was approved unanimously.

- P.3926 TO RECEIVE THE CORNWALL COUNCIL NEIGHBOURHOOD PLANNING UPDATE MARCH 2018**

Members discussed a neighbourhood plan for Camborne.
The Town Clerk informed members of the cost implications of this and the fact that it was not in the Town Council's strategic priority list

- P.3926.2 RESOLVED:** that the Cornwall Council Neighbourhood Planning update March 2018 was received. Future correspondence regarding Neighbourhood Planning be e-mailed to Councillors and not put on future planning meeting agendas

Proposed by Councillor Morgan
Seconded by Councillor R Marshall

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On a vote being taken the matter was approved unanimously.

P.3927 TO RECEIVE TEMPORARY PROHIBITION OF TRAFFIC NOTICES FOR:

- i) WESLEY STREET, CENTENARY STREET AND TREVENSON STREET 16TH APRIL TO 20TH APRIL 2018.**
- ii) CAMBORNE TREVITHICK DAY 28TH APRIL 2018.**
- iii) LOWER PENGEGON 2ND MAY 2018.**

P.3927.2 RESOLVED: **that a Temporary Prohibition of Traffic Notice Wesley Street, Centenary Street, and Trevenson Street, 16th April to 20th April 2018 was received. Future correspondence regarding Prohibition of Traffic Notices be e-mailed to Councillors and not put on future planning meeting agendas**

Proposed by Councillor Morgan
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3927.3 RESOLVED: **that Temporary Prohibition of Traffic Notices for Camborne Trevithick Day 28th April 2018 were received**

Proposed by Councillor Winter
Seconded by Councillor R Marshall

On a vote being taken the matter was approved unanimously.

P.3927.4 RESOLVED: **that a Temporary Prohibition of Traffic Notice for Lower Pengegon on 2nd May 2018 was received**

Proposed by Councillor Godolphin
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.41 pm.

APPENDIX 1

TC Number: **18/051**
CC Number: PA18/02287
Development: Retrospective: conversion of redundant buildings to 6 flats.
Location: Derelict buildings rear of 34 Stray Park Road, Camborne
Grid Ref: 165116/39847

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Date Considered: 24.04.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **18/052**
CC Number: PA18/02227
Development: Proposed change of use ground floor from retail (A1) to yoga studio (D2).
Location: 68 Trelowarren Street, Camborne TR14 8AH
Grid Ref: 164969/40131
Date Considered: 24.04.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **18/053**
CC Number: PA18/01864
Development: Outline application four residential units(new scheme with previous approval PA11/05452 & PA15/09548 reduce impact from 8 units to 4.
Location: The Bungalow 27 Foundry Road Camborne TR14 7XB
Grid Ref: 165485/40028
Date Considered: 24.04.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **18/054**
CC Number: PA18/02941
Development: Rear 1st floor extension to dwelling (Revised scheme of PA17/09771).
Location: 34 Carnarthen Street Camborne TR14 8UW
Grid Ref: 165216/39946
Date Considered: 24.04.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **18/055**
CC Number: PA18/02547
Development: Application for conversion of ground, first stories into a Barber Shop, and 3 x 2 bedroom flats.
Location: The Best Plaice, 14 Commercial Street, Camborne
Grid Ref: 164613/40025
Date Considered: 24.04.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

APPENDIX 2

TC Number: **18/056**
CC Number: PA17/09792
Development: Proposed demolition of flat roof building and construction of new external wall and change of use of shop to residential.
Location: 2-4 Pendarves Street, Beacon, Camborne, TR14 7SQ
Sent To: Councillor J P Collins
Date Considered: 24.04.18
Com Decision: No objection.

TC Number: **18/057**
CC Number: PA17/09491
Development: Erection of detached annex and extension to residential garden area.

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Location: New Acres, Bell Lake, Camborne, TR14 0JG
Grid Ref: 162610/42378
Sent To: Councillor L Lemon
Date Considered: 24.04.18
Com Decision: No objection, subject to conditions being applied tying the annex to the main dwelling, and for family use only.

TC Number: **18/058**
CC Number: PA18/02944
Development: New external plant and associated plant enclosure required by internal refurbishment of the ALDI foodstore.

Location: Aldi Foodstore, Church Street, Camborne, TR14 7DF
Grid Ref: 164564/40099
Sent To: Councillor Godolphin
Date Considered: 24.04.18
Com Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE