

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 26TH APRIL 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 26th April 2016 at 6.30 pm.

PRESENT	Councillor J Collins	Chairman
	Councillor T Chalker	Vice Chairman
	Councillor D Atherfold	
	Councillor C Godolphin	
	Councillor G Winter	
	Councillor R Webber	not a member of this committee

In Attendance: Amanda Mugford, Town Clerk; Tracy Hladkij, Office Manager; Miss Melanie Negus, Administrative Assistant, and twenty two members of the public.

Councillor Webber informed members that he was attending in his capacity as a Cornwall Councillor for the Treslothan Ward.

The Chairman explained the safety procedures to all present.

P.3388 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3388.2 RESOLVED: **that the apologies from Councillors Dalley, Mrs Dalley and Gillingham for non-attendance of the meeting of the Planning and Development Committee held on 26th April 2016 were received**

Proposed by Councillor Chalker
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

There were no apologies received from Councillor Sanders.

P.3389 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.3390 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3391 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members that the Government's starter homes policy suffered serious setbacks in the Lords this week as peers voted through amendments to the housing and planning bill designed to safeguard

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 26TH APRIL 2016**

affordable housing. One amendment would allow Councils discretion over how many starter homes were required in new residential developments. The Government had wanted the legislation to require that at least 20 per cent of new housing on larger sites would be starter homes. This would allow planning authorities to "grant planning permission for a residential development having had regard to the provision of started homes based on its own assessment of local housing needs and viability".

P.3392 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 5TH APRIL 2016 AND THE CHAIRMAN TO SIGN THEM

P.3392.2 RESOLVED: **that the minutes of the meeting of the Planning and Development Committee held on 5th April 2016 were approved**

Proposed by Councillor Collins
Seconded by Councillor Chalker

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

P.3393 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.3394 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.3394.2 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 16/051, 16/052, 16/055, 16/056, 16/057, 16/060 and 16/062**

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 as there were members of the public present wishing to speak.

P.3395 PUBLIC PARTICIPATION (SUBJECT TO STANDING ORDER 90 MEMBERS OF THE PUBLIC ARE PERMITTED TO MAKE

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 26TH APRIL 2016**

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 FORM CORNWALL COUNCIL

The Chairman brought forward planning application 16/059 as there were members of the public present wishing to speak on it.

Members of the public spoke in objection to planning application 16/059, their concerns were:

- Flooding risk in a critical drainage area.
- Inadequate access road particularly for access particularly for emergency vehicles.
- Land contamination.

A member of the public spoke in support of planning application 16/059:

- There were no mining issues with the site.
- Any issues regarding land contamination would be addressed, and signed-off by the Environment Agency.
- A SUDS system would be in place with attenuation tanks to address excessive surface water and flooding.

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.3395.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 16/069: the proposed development if permitted would exacerbate an existing flood problem. The access road is inadequate for the current volume of traffic and the new development would cause serious highways and pedestrian safety issues. If Cornwall Council were minded to approve this application, Camborne Town Council asked Councillor Webber to request that Cornwall Council put this application to the Planning Committee for a decision, and that CC Planning Officers carry-out a site visit

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 26TH APRIL 2016**

Twenty two members of the public left the meeting at 7.15pm.
Councillor Webber left the room at 7.15pm.

- P.3395.3 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/053: subject to the adherence to NPPF 132 in relation to the penthouse; which is out of keeping with the area and would cause substantial harm to the Grade II listed building**

Proposed by Councillor Chalker
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

- P.3395.4 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/054: subject to the adherence to NPPF 132 in relation to the penthouse; which is out of keeping with the area and would cause substantial harm to the Grade II listed building**

Proposed by Councillor Chalker
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

- P.3395.5 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 16/058: as it does not accord with NPPF 128**

Proposed by Councillor Collins
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

Councillor Webber re-entered the meeting at 7.28pm.

- P.3395.6 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/061: subject to the proposed development adhering to Cornwall Council's Planning Officers conditions**

Proposed by Councillor Atherfold

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 26TH APRIL 2016**

Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3396 TO RECEIVE A REPORT FROM THE CHAIRMAN REGARDING THE PLANNING PARTNERSHIP MEETING ON 19TH APRIL 2016 WITH PARTICULAR REGARD TO WORK ON PROTOCOL FOR PRE APPLICATIONS AND AGREE ANY ACTION IF APPROPRIATE

Councillor Collins informed members that one of the agenda items on the recent Cornwall Planning Partnership – workshop was to set up a group to formulate a Cornwall Town and Parish planning pre-application protocol. This group will report back at the next meeting on 18th May with their recommendations for a standard protocol, which is hoped will be used by all local councils. When he received a copy of this he would distribute to all members of the Town Council's Planning Committee. Councillor Collins requested that this be a future agenda item, to discuss the contents, and possibly adopt as a Town Council Policy.

P.3396.2 RESOLVED: **that a report from the Chairman regarding the Planning Partnership meeting on 19th April 2016 was received**

Proposed by Councillor Chalker
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3397 TO RECEIVE INFORMATION REGARDING THE CORNWALL LOCAL PLAN EXAMINATION AND AGREE ANY APPROPRIATE ACTION

P.3397.2 RESOLVED: **that information regarding the Cornwall Local Plan Examination was received**

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3398 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

There were no applications to review.

P.3399 TO NOTE THE TEMPORARY PROHIBITION OF TRAFFIC AT LOWER PENEGON ON 4TH TO 5TH MAY 2016 (2300 TO 0500 HOURS)

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 26TH APRIL 2016**

P.3399.2 RESOLVED: **that the Temporary Prohibition of Traffic at Lower Pengegon on 4th to 5th May 2016 (2300 to 0500 hours); was noted**

Proposed by Councillor Godolphin
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 7.35pm.

Appendix 1

TC Number: **16/051**
CC Number: PA16/02539
Development: Change of use from B1,B2 & B8 to B1 & D2 for gymnastics & trampolining club.
Location: Units B5-B7, Formal Estate Treswithian, Cornwall
Grid Ref: 163588/40592
Applicant: Mr& Mrs S G Wilson
Date Considered: 26th April 2016
Chair and Vice Chair recommendations:
Com Decision: No objection: voting unanimous.

TC Number: **16/052**
CC Number: PA16/02540
Development: To place 2 signs on the side of the building with the company name on them.
Location: Units B5-B7, Formal Industrial Estate Treswithian, Cornwall
Grid Ref: 163588/40592
Applicant: Mr & Mrs S G Wilson
Date Considered: 26th April 2016
Chair and Vice Chair recommendations:
Com Decision: No objection: voting unanimous.

TC Number: **16/055**
CC Number: PA16/02583
Development: Additional two new window openings to the west elevation.
Location: Reskadinnick House, Reskadinnick, Camborne, Cornwall
Grid Ref: 16375/41479
Applicant: Mr Chris Broome
Date Considered: 26th April 2016
Chair and Vice Chair recommendations:
Com Decision: No objection: voting unanimous.

TC Number: **16/056**
CC Number: PA16/02584
Development: Proposal to add two new window openings to the west elevation.
Location: Reskadinnick House, Reskadinnick, Camborne, Cornwall
Grid Ref: 163675/41479

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 26TH APRIL 2016**

Applicant: Mr Chris Broome
Date Considered: 26th April 2016
Chair and Vice Chair recommendations:
Com Decision: No objection: voting unanimous.

TC Number: **16/057**
CC Number: PA16/03086
Development: Erection of second-storey extension. Amended design for extension with planning permission ref no PA15/00254.
Location: 2 Sandy Moor Chapel Hill Brea TR14 9AZ
Grid Ref: 166480/40116
Applicant: Mr & Mrs J Collins
Date Considered: 26th April 2016
Chair and Vice Chair recommendations:
Com Decision: No objection: voting unanimous.

TC Number: **16/060**
CC Number: PA16/03338
Development: Rear first floor extension to dwelling.
Location: 50 Hughville Street, Camborne TR14 8TD
Grid Ref: 164898/40766
Applicant: Mr & Mrs D Andrew
Date Considered: 26th April 2016
Chair and Vice Chair recommendations:
Com Decision: No objection: voting unanimous.

TC Number: **16/062**
CC Number: PA16/02839
Development: Demolish and re-building of domestic garage.
Location: Tom Ry, 119 Dolcoath Road, Camborne
Applicant: Mr John Williams
Date Considered: 26.04.16
Chair and Vice Chair recommendations:
Com Decision: No objection: voting unanimous.

Appendix 2

TC Number: **16/053**
CC Number: PA15/12053
Development: Change of use & conversion of Josiah Thomas Memorial Hall into 12 flats with rear extension flat roof raised by 600mm & new single storey apartment built on top 13 apartments in total.
Location: Josiah Thomas Memorial Hall, Trevithick Road, Camborne
Applicant: Ms Rebecca Lewis
Sent To: Councillor Chalker
Date Considered: 26th April 2016
Com Decision: No objection: subject to the adherence to NPPF 132 in relation to the penthouse; which is out of keeping with the area and would cause substantial harm to the Grade II listed building.

TC Number: **16/054**
CC Number: PA15/12054
Development: Listed building consent for alterations to building to facilitate proposed use and conversion to Josiah Thomas Memorial Hall to 12 flats with rear

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 26TH APRIL 2016**

extension flat roof raised by 600mm and new single-storey apartment built on top (13 apartments).

Location: Josiah Thomas Memorial Hall, Trevithick Road, Camborne, TR14 8LQ
Applicant: Ms Rebecca Lewis
Sent To: Councillor Chalker
Date Considered: 26th April 2016
Com Decision: No objection; subject to the adherence to NPPF 132 in relation to the penthouse; which is out of keeping with the area and would cause substantial harm to the Grade II listed building.

TC Number: **16/058**
CC Number: PA16/01624
Development: Proposal for 10 new dwellings
Location: 64 Newton Road, Troon, Camborne, Cornwall
Grid Ref: 166047/38618
Applicant: Mr R Jones
Sent To: Councillor Collins
Date Considered: 26th April 2016
Com Decision: Refuse as it does not accord with NPPF 128.

TC Number: **16/059**
CC Number: PA16/02199
Development: Residential development of 7 no. dwellings - outline with some matters reserved (access, layout and scale to be decided).
Location: Land adjacent to Pengegon Villa, Higher Pengegon, Pengegon, Camborne
Grid Ref: 165928 / 39729
Applicant: Mr & Mrs Sames
Sent To: Councillor Collins
Date Considered: 26th April 2016
Com Decision: Refuse; the proposed development if permitted would exacerbate and existing flood problem. The access road is inadequate for the current volume of traffic and the new development would cause serious highways and pedestrian safety issues. If Cornwall Council were minded to approve this application, Camborne Town Council request that it be put to CCPC for a decision, and that CC carry-out a site visit.

TC Number: **16/061**
CC Number: PA16/03356
Development: Rear first floor extension to dwelling.
Location: 19 New Road, Troon, Camborne
Grid Ref: 166254 / 37931
Applicant: Mr & Mrs D Jones
Sent To: Councillor Atherfold
Date Considered: 26.04.16
Com Decision: No objection; subject to the proposed development adhering to Cornwall Council's Planning Officers comments.

SIGNED BY THE CHAIRMAN.....

DATE