

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 15TH AUGUST 2017**

MINUTES of the meeting of the Planning & Development Committee of Camborne Town Council held in Camborne Community Centre, South Terrace, Camborne on Tuesday 15th August 2017 at 6.30 pm.

PRESENT Councillor J Collins Chairman
Councillor Ms Fox
Councillor V Kelynack
Councillor L Lemon
Councillor D Atherfold not a member of this committee

In Attendance: Amanda Mugford, Town Clerk; Melanie Negus, Administrative Assistant; Forty nine members of the public; Councillor R Goodman attended as a member of the public.

The Chairman explained the safety procedures to all present.

P.3725 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3725.2 RESOLVED: that the apologies from Councillors Mrs Dalley, Godolphin, R Marshall and Winter for non-attendance of the meeting of the Planning and Development Committee held on 15th August 2017 were received

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.3726 TO NOTE THE RESIGNATION OF COUNCILLOR R GOODMAN FROM THE PLANNING AND DEVELOPMENT COMMITTEE

P.3726.2 RESOLVED: that the resignation of Councillor R Goodman from the Planning and Development Committee was noted.

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.3727 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.3728 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

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There were no dispensation requests.

P.3729 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.3730 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 11TH JULY 2017 AND THE CHAIRMAN TO SIGN THEM

P.3730.2 RESOLVED: that the minutes of the meeting of the Planning and Development Committee held on 11th July 2017 were received approved and signed by the Chairman

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.3731 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

The Town Clerk informed members that she had sent a copy of the Town Council's response to the revised Community Infrastructure Levy from Cornwall Council to CALC (P.3722.3). The Town Clerk and the Mayor had recently attended a CALC Larger Councils meeting where she had requested independent planning training for members (P.3722.4); this had been well received by other larger councils.

The Chairman had spoken to Cornwall Council regarding a recent planning course offered to Town and Parish Councils, with a restriction of three attendees per Council; he had asked that future courses have more places available.

P.3732 TO RECEIVE A PRE APPLICATION PRESENTATION FOR A PROPOSED DWELLING (HARLEY HOUSE) AT IVY HOUSE, CHAPEL HILL, BREA, CAMBORNE, TR14 9BU, FROM MR D BOLTON

Mr Bolton informed members that the proposed dwelling would be a timber framed, granite clad, three bedroom dwelling in generous grounds. The dwelling would be within the village boundary and 20 mph limit. Members felt that the application could benefit from parking facilities entered on the plans for submission.

P.3732.2 RESOLVED: that a pre application presentation for a proposed dwelling (Harley House) at Ivy House, Chapel Hill, Brea, Camborne, TR14 9BU, from Mr D Bolton was received

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Proposed by Councillor Ms Fox
Seconded by Councillor L Lemon

On a vote being taken the matter was approved unanimously.
Two members of the public left the meeting.

P.3733 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.3733.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 17/115, 17/117, 17/119, 17/120, 17/123, 17/124, 17/125, 17/126, 17/127

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

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.3734 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.3734.2 RESOLVED: to recommend that Cornwall Council refuses Planning Application 17/116 as it does not accord with NPPF 7, 37, 72, 75, 100, 103 and 109, CLP 21, 23, 26, 27, 28, and Cornwall Site Allocation Development Planning Document Policies 5.31 and 5.32. Camborne Town Council commissioned independent mining investigations on Grenville Gardens

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recreation ground in May 2017; the resulting report concluded "there is a high risk of subsidence presented by the mining features discovered". The introduction of surface water from the proposed development on existing mine workings could present a significant risk of flooding and subsidence in the vicinity. This is contrary to NPF 103 "local planning authorities should ensure flood risk is not increased elsewhere" and Cornwall Local Plan Policy 26. It should be noted that CLP 26f applicable as Grenville Gardens Recreation Ground is owned by Cornwall Council. Should Cornwall Council be minded to approve this application the Town Council request that there be a S106 obligation on the development and that it be allocated for Public Open Spaces in accordance with the Cornwall Open Space Strategy and for Education. Furthermore, Camborne Town Council requests that this application be put to the West Sub-Area Planning Committee

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

The Chairman suspended the meeting for two minutes to allow thirty four members of the public to leave.

P.3734.3 RESOLVED:

to recommend that Cornwall Council refuses Planning Application 17/121 as it does not accord with NPPF 4, CLP Policy 27 and 28. A key principle of sustainable development is that the development should be supported by appropriate infrastructure provided in a timely manner. Since 2008, when permissions were initially granted on the site, there has been a significant increase in volume of traffic, increasing the risk to pedestrians and road users, and the close proximity of Rosemellin School imposes increased safety concerns of children using the school. The new road is needed immediately

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On a vote being taken the matter was approved unanimously.

P.3738 TO RECEIVE CORRESPONDENCE FROM D BIGGS CC REGARDING THE TOWN COUNCIL'S CONSULTATION RESPONSE CONCERNING THE COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

P.3738.2 RESOLVED: that correspondence from D Biggs CC regarding the Town Council's consultation response concerning the Community Infrastructure Levy Charging Schedule was received

Proposed by Councillor Ms Fox
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

P.3739 TO RECEIVE PHOTOGRAPHS OF THE NEW SIGN IN TREVU ROAD (P.3410.2)

The Town Clerk informed members that the Town Council had provided £1,500 towards the funding of the sign. Councillors expressed their approval of the new sign which was a great improvement on the collection of signs previously in the area.

P.3739.2 RESOLVED: that photographs of the new sign in Trevu Road (P.3410.2) were received

Proposed by Councillor Collins
Seconded by Councillor L Lemon

On a vote being taken the matter was approved unanimously.

P.3740 TO RESCHEDULE THE DECEMBER MEETING OF THE PLANNING AND DEVELOPMENT COMMITTEE

The Town Clerk informed members that, due to the local schools time-table, the Christmas Lantern Parade would for the first time be taking place on a Tuesday 19th December. As the Town Council's Planning and Development Committee meeting was to be on that evening it would need rescheduling.

P.3740.2 RESOLVED: that the 19th December 2017 meeting of the Planning and Development Committee was rescheduled to the 12th December 2017.

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

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There being no further business the Chairman closed the meeting at 7.40 pm.

APPENDIX 1

TC Number: **17/115**
CC Number: PA17/05958
Development: Replacement of existing windows.
Location: Trevithick Court, Camborne TR14 7LG
Grid Ref: 164180/40318
Applicant: Carnell Wrekin Windows
Date Considered: 15.08.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/117**
CC Number: PA17/06250
Development: Rear first floor extension and alterations.
Location: 50 Carnarthen Street, Camborne, TR14 8UP
Grid Ref: 165248/39989
Applicant: Mr Ken Croft
Date Considered: 15.08.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/119**
CC Number: PA17/06703
Development: Conversion of part of ground floor and ground floor mezzanine to form one three bedroom apartments and conversion of second floor apartment to form three studio apartments.
Location: Josiah Thomas Memorial Hall, Trevithick Road, Camborne
Grid Ref: 164680/40136
Applicant: Ms Rebecca Lewis
Date Considered: 15.08.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/120**
CC Number: PA17/06709
Development: Listed building consent for conversion of part of ground floor and ground floor mezzanine to form one three bedroom apartment and conversion of second floor apartment to form three studio apartments.
Location: Josiah Thomas, Memorial Hall, Trevithick Road, Camborne
Grid Ref: 164680/40136
Applicant: Ms Rebecca Lewis
Date Considered: 15.08.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/123**
CC Number: PA17/06752
Development: First floor rear extension.
Location: 11 Dolcoath Road, Camborne, TR14 8RW
Grid Ref: 165423/40382
Applicant: Mr Tony Mathews

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Date Considered: 15.08.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/124**
CC Number: PA17/06483
Development: Holm Oak - pruning and reduction of limbs overhanging neighbouring property
Location: 37 Pendarves Road, Camborne, TR14 7QJ
Grid Ref: 164311/39407
Applicant: Mr Richard Catlin
Date Considered: 15.08.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/125**
CC Number: PA17/06445
Development: Listed building consent for proposed refurbishment of existing building including replacement roof, rainwater goods, redecoration of existing windows and doors, internal refurbishment and upgrade of external courtyard.
Location: Camborne Library, Cross Street, Camborne, TR14 8HA
Grid Ref: 164795/39824
Applicant: Amanda Mugford, Camborne Town Council
Date Considered: 15.08.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/126**
CC Number: PA17/06808
Development: Advertisement consent for 1no. replacement fascia sign and 1no replacement illuminated projecting sign.
Location: 16 Commercial Square, Camborne, TR14 8EA
Grid Ref: 164741/40099
Applicant: Karen Darler TUI UK
Date Considered: 15.08.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/127**
CC Number: PA17/06546
Development: Construction of fenced multi-use games area, within existing playing field.
Location: Trevithick Learning Academy, Mount Pleasant Road, Camborne, TR14 7RH
Grid Ref: 164696/39439
Applicant: Mrs Long c/o Trevithick Learning Academy
Date Considered: 15.08.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

Appendix 2

TC Number: **17/116**
CC Number: PA17/05617
Development: Outline application with some matters reserved (appearance, landscaping & scale) for residential (class C3 up to dwellings with associated access, landscaping, open space, & drainage infrastructure).

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Location: Land rear of Fore Street, Chapel Square, Troon, Camborne
Grid Ref: 166366/38174
Applicant: Troon Estates Ltd
Sent To: Councillors J P Collins & R Marshall
Date Considered: 15.08.17
Com Decision: to recommend that Cornwall Council refuses Planning Application 17/116 as it does not accord with NPPF 7, 37, 72, 75, 100, 103 and 109, CLP 21, 23, 26, 27, 28, and Cornwall Site Allocation Development Planning Document Policies 5.31 and 5.32. Camborne Town Council commissioned independent mining investigations on Grenville Gardens recreation ground in May 2017; the resulting report concluded "there is a high risk of subsidence presented by the mining features discovered". The introduction of surface water from the proposed development on existing mine workings could present a significant risk of flooding and subsidence in the vicinity. This is contrary to NPF 103 "local planning authorities should ensure flood risk is not increased elsewhere" and Cornwall Local Plan Policy 26. It should be noted that CLP 26f applicable as Grenville Gardens Recreation Ground is owned by Cornwall Council. Should Cornwall Council be minded to approve this application the Town Council request that there be a S106 obligation on the development and that it be allocated for Public Open Spaces in accordance with the Cornwall Open Space Strategy and for Education. Furthermore, Camborne Town Council requests that this application be put to the West Sub-Area Planning Committee.

TC Number: **17/118**
CC Number: PA17/06195
Development: Various tree works
Location: 44 Pendarves Road Camborne TR14 7QH
Grid Ref: 164297 / 39253
Applicant: Mr Glasson
Sent To: Councillors Mrs Dalley & L Lemon
Date Considered: 15.08.17
Com Decision: Recommend approval for the removal of the overhanging branches to two pines; but recommend refusal of the felling of a third pine as there is no justification for its removal.

TC Number: **17/121**
CC Number: PA17/06305
Development: Application for variation of condition 2 in respect of decision notice PA16/10866 to refer to the whole development not specifically Zone a which in turn requires the link road to be completed prior to the completion of the penultimate unit in Zone A.
Location: Zone A Hilderly Shaft Site, Boiler Works Road, North Roskear
Grid Ref: 165003/41160
Applicant: KAMMBRONN HOMES LTD
Sent To: Councillors Ms Fox & V Kelynack
Date Considered: 15.08.17
Com Decision: to recommend that Cornwall Council refuses Planning Application 17/121 as it does not accord with NPPF 4, CLP Policy 27 and 28. A key principle of sustainable development is that the development should be supported by appropriate infrastructure provided in a timely manner. Since 2008, when permissions were initially granted on the site, there has been a significant increase in volume of traffic, increasing the risk to pedestrians and road users, and the close proximity of Rosemellin School imposes increased safety concerns of children using the school. The new road is needed immediately

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TC Number: **17/122**
CC Number: PA17/06049
Development: Ground and first floor rear extension, incorporating conservatory and enlargement of existing garage at the rear of the property.
Location: 9 North Parade, Camborne, TR14 8BJ
Grid Ref: 164907/40234
Applicant: Mr P Steadman
Sent To: Councillor Winter
Date Considered: 15.08.17
Com Decision: No objection; it accords with NPPF 26 and 29.

SIGNED BY THE CHAIRMAN.....

DATE