

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 14TH FEBRUARY 2017**

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 14th February 2017 at 6.30 pm.

PRESENT Councillor J Collins Chairman
Councillor T Chalker Vice Chairman
Councillor D Atherfold
Councillor Mrs V Dalley
Councillor C Godolphin
Councillor A Sanders
Councillor G Winter

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

The Chairman explained the safety procedures to all present.

P.3574 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3574.2 RESOLVED: that the apologies from Councillors Dalley and Gillingham for non-attendance of the meeting of the Planning and Development Committee held on 14th February 2017 were received

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3575 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.3576 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3577 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members of a Temporary Prohibition of Traffic Notice for Trelowarren Street and Commercial Street from the 6th to the 17th March.

He had attended the West Area Planning Committee meeting on the 6th February where he represented the Town Council and spoke in objection to PA16/09196 proposal for 20 dwellings at Fore Street, Barripper. Dave Biggs

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and Jean Charman also representing the people of Camborne spoke in objection; approximately fifty objectors attended. The application was refused by a Majority vote.

The Planning Inspectorate had allowed an Appeal regarding the refusal of an application for Land off Tregenna Lane PA15/01794, and an application for an award of costs.

P.3578 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 17TH JANUARY 2017 AND THE CHAIRMAN TO SIGN THEM

P.3578.2 RESOLVED: that the minutes of the meeting of the Planning and Development Committee held on 17th January 2017 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.3579 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.3580 TO RECEIVE AN INFORMAL PRESENTATION FROM MR R COUCH, IXER CONSTRUCTION LTD, REGARDING A PROPOSED RESIDENTIAL DEVELOPMENT AT THE FORMER TROON CRICKET CLUB, LAITY ROAD, TROON

The applicant for the proposed residential development at Laity Road, Troon, Steve Fisher gave a presentation on the application.

Outline Planning Consent was granted on the 28th July 2015, for the erection of seven dwellings – conditions were attached to this consent for further details to be submitted to the Planning Department for 'Reserved Matters' for the appearance, landscaping, layout, access and scale of the development. An application for the proposed site access arrangements (a reserved matter) had been approved by the Planning Department on the 20th July 2016.

In October 2016, the dilapidated former clubhouse building was demolished and the site cleared of debris. In December 2016, a Pre-application advice enquiry was submitted to the Planning Department for proposed development; Cornwall Council Department had confirmed that they were, in principle, supportive of the details submitted.

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The proposal was to construct a terrace of seven dwellings, with associated private gardens and parking/turning forecourt. The site layout would provide a route across the development for pedestrians to reach Treslothan Road from Pendarves Street. With the terrace orientated on a broadly east-to-west axis, this would keep the terrace well removed from the dwellings adjacent to the site, and prevent overlooking of the existing properties, thus maintaining privacy.

Dwellings would have their principal gardens to their rear, and a small garden area to their front, facing the landscaped parking/turning forecourt. Parking provision consisted of two dedicated parking bays per dwelling, a total of 14 spaces plus 3 extra visitor spaces.

Access to the site would be via the road junction with Laity Road, upgraded and improved in accordance with the previously approved details. The parking court would be landscaped adjacent to the site boundaries, with the existing Cornish hedges and native planting retained wherever possible. The existing row of sycamore trees to the south-east of the site along its boundary would be retained, as they formed an established natural feature of the area.

Dwellings would be of a high quality design and detail, and reflective of the locality and Cornish vernacular. External finishes would respect those found locally, and the adjacent World Heritage Site which abutted two of the site's three boundaries:

- i. Roofs would be covered with natural slate,
 - ii. Walls would be a mixture of painted render in subtle varying tones to each dwelling, and natural finish timber boarding,
 - iii. Windows would be traditional timber vertically sliding sash design.
- A dedicated and secure refuse storage area was to be provided adjacent to the site access.

Planning consent with reserved matters had been approved for the erection of seven dwellings at the site, subject to a subsequent application to determine their design, scale layout, etc (reserved matters). Access improvements to serve the development had already been approved. The pedestrian access from the site to Treslothan Road would be maintained.

Two members of the public left the meeting.

P.3581 TO INFORMATION ON SECTION 106 CONDITIONS IN CAMBORNE AND AGREE ACTION REGARDING FUTURE CAMBORNE TOWN COUNCIL POLICY

The Town Clerk reported on the current status of each Section 106 agreement in the Camborne parish where funding had been allocated for public open spaces. Councillors were appalled at the amount of funding that was unallocated and unused over many years. It was noted that this was money owed to the public spaces of Camborne. As the Parish of Camborne

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was not eligible to receive the Community Infrastructure Levy, Section 106 contributions was the only funding available for investment in public open space amenities. It was advised that, even when objecting to a planning application, a request should be placed for S106 contributions on the development; in the event that Cornwall Council approved it.

- P.3581.2 RESOLVED:** **that a new Town Council Policy was set; 'that the correct level of Section 106 funding be requested for all applications for developments of three or more dwellings, irrespective of whether the Town Council approve the applications or not'**

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

- P.3582 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.3582.2 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 17/013, 17/014, 17/018, 17/019, 17/020, 17,021, 17/022 and 17/025**

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.3583 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**

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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.3583.2 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 17/015 due to; inadequate drainage infrastructure, highway issues, and overlooking. Should Cornwall Council approve this application Camborne Town Council would expect to see the correct level of S106 contribution, and allocation prioritized for public open space**

Proposed by Councillor Atherfold
Seconded by Councillor Chalker

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

- P.3583.3 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/016 in principle; but felt that as this application has 'ALL MATTERS RESERVED' a decision could not be made at this stage, not until plans were made available; and deferred making a decision until such time**

Proposed by Councillor Chalker
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

Five members of the public left the meeting.

- P.3583.4 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 17/017 as this application does not accord with NPPF 17, and is back land development**

Proposed by Councillor Collins
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

- P.3583.5 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/023; subject to the use being tied to the main dwelling**

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Proposed by Councillor Godolphin
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

- P.3583.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/024; subject to the overlooking issue of the neighbouring property being resolved**

Proposed by Councillor Godolphin
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

- P.3584 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.3585 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 and Vice Chairman were requested by Cornwall Council Planning Officers to re-visit three of their decisions following additional information provided:

- 1) PA16/11468 Treswithian Barns – Chairman and Vice Chairman’s decision; ‘Agree’ with the Planning Officers recommendation.
- 2) PA15/09833 Land adjacent to 19 Wellington Close – Chairman and Vice Chairman’s decision; ‘Agree’ with Planning Officers recommendation.
- 3) PA16/07191 rear of 16 Chapel Street – Chairman and Vice Chairman’s decision; ‘Agree to Disagree’ with Planning Officers recommendation.

- P.3586 TO RECEIVE NOTICE OF ORDER UNDER THE WILDLIFE AND COUNTRYSIDE ACT 1981 S. 53 FOR THE (ADDITION OF RESTRICTED BYWAY FROM ROAD U6036 TO BRIDLEWAY 62 CAMBORNE) (PENPONDS) MODIFICATION ORDER 2016 AND AGREE ANY ACTION**

- P.3586.2 RESOLVED: that a Notice of Order under the Wildlife and Countryside Act 1981 s. 53 for the (Addition of Restricted Byway from road U6036 to Bridleway 62 Camborne) (Penponds) Modification Order 2016 was received**

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Proposed by Councillor Godolphin
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3587 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING THE CORNWALL SITE ALLOCATION DPD

P.3587.2 RESOLVED: that correspondence from Cornwall Council regarding the Cornwall Site Allocation DPD was received

Proposed by Councillor Chalker
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3588 TO RECEIVE NOTICE FROM CORNWALL COUNCIL PURSUANT TO SECTION 45 (3) OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976

The Town Clerk informed members that this notice would allow Cornwall Council to have one Order, reducing costs and enable uniform consistency

P.3588.2 RESOLVED: that a Notice from Cornwall Council pursuant to Section 45 (3) of the Local Government (Miscellaneous Provisions) Act 1976 was received

Proposed by Councillor Collins
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

P.3589 TO RECEIVE A TEMPORARY PROHIBITION OF TRAFFIC NOTIFICATION FOR STRAY PARK ROAD, CAMBORNE

P.3589.2 RESOLVED: that a Temporary Prohibition of Traffic notification for Stray Park Road, Camborne was received

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3590 TO RECEIVE CORRESPONDENCE FROM TOZERS LLP REGARDING PLANNING ENFORCEMENT ACTION

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P.3590.2 RESOLVED: **that correspondence from Tozers LLP regarding Planning enforcement action was received**

Proposed by Councillor Collins
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 8pm.

APPENDIX 1

TC Number: **17/013**
CC Number: PA17/00145
Development: Erection of rear extension including roof lights.
Location: 4 Shire Horse Barn, Treswithian Barns, Access road from Treswithian, TR14 7NN
Grid Ref: 163496/40307
Applicant: Mr Thomas Collett
Date Considered: 14.02.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/014**
CC Number: PA17/00193
Development: Change of use from A1 to Sui Generis (tattoo studio) with sale of tattoo after care products. Only internal alterations, no external alterations proposed.
Location: 87 Wesley Street, Camborne, TR14 8DR
Grid Ref: 165316/40350
Applicant: Miss Carrie-Anne Lean
Date Considered: 14.02.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/018**
CC Number: PA17/00597
Development: Common Yew (T1) located in no.25 on boundary between no.25 and no.27 - fell due to poor form and low amenity value. Removal of yew will facilitate provision of new paved access to front of property at no.27.
Location: 27 Pendarves Road, Camborne, TR14 7QF
Grid Ref: 164395/39528
Applicant: Mrs Joan Mallard
Date Considered: 14.02.17
Chair and Vice Chair recommendations:
Com Decision: No objection, subject to approval of the tree officer.

TC Number: **17/019**
CC Number: PA17/00748
Development: Variation of condition 1 in relation to appeal decision APP/D0840/A/10/2137885 dated 9th May 2011: to allow 2 pitches on site, each having one mobile home.
Location: The Stables, Kieve Mill, Bell Lake, Camborne

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Grid Ref: 163207/42092
Applicant: Mr E Richards
Date Considered: 14.02.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/020**
CC Number: PA17/00622
Development: Conversion of part of former shop premises to two flats.
Location: Wanga House, 59 Roskear, Camborne
Grid Ref: 165717/40779
Applicant: Mr J Singh
Date Considered: 14.02.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/021**
CC Number: PA17/633
Development: Proposed extension and alterations including replacement of flat roof by extending pitched roofs.
Location: The Bungalow, Carn Entral, Camborne
Grid Ref: 166095/39516
Applicant: Mr & Mrs R Burles
Date Considered: 14.02.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/022**
CC Number: PA17/00986
Development: Works to Monterey Cypress and felling of Lawson Cypress.
Location: 37 Pendarves Road, Camborne, TR14 8QJ
Grid Ref: 164311/39407
Applicant: Mr David Green, GREENS Grounds & Trees
Date Considered: 14.02.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/025**
CC Number: PA16/11314
Development: Changing the use of an area of ground floor office and storage space into hair and beauty salon.
Location: Glow Warm Heating Services, Vean Road, Camborne
Grid Ref: 165012/39717
Applicant: Mr Chris Rowe
Date Considered: 14.02.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/026**
CC Number: PA16/11315
Development: Sign on front of building in window. Sign at end of Vean Road to direct customers.
Location: Glow Warm Heating Services, Vean Road, Camborne
Grid Ref: 165012/39717
Applicant: Mr Chris Rowe
Date Considered: 14.02.17
Chair and Vice Chair recommendations:

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Com Decision: No Objection.

Appendix 2

TC Number: **17/015**
CC Number: PA16/11668
Development: Demolition of semi-detached dwelling and creation of access road leading to development of five dwellings - Outline application with some matters (landscaping) reserved.
Location: 48 Condurrow Road, Beacon, Camborne
Grid Ref: 165849/39263
Applicant: Mrs Diane Fawcus
Sent To: Councillor Atherfold
Date Considered: 14.02.17
Com Decision: Recommend refusal due to inadequate drainage infrastructure, highway issues, and overlooking. Should Cornwall Council approve this application Camborne Town Council would expect to see the correct level of S106 contribution, and allocation prioritized for public open space.

TC Number: **17/016**
CC Number: PA17/00401
Development: Outline planning permission (all matters reserved) for three detached dwelling houses with associated parking spaces/turning area to recently approved vehicular and pedestrian access out onto Newton Road.
Location: Land Rear of 20 Newton Road, Troon, Camborne
Grid Ref: 165910/38874
Applicant: Mr P & Mrs S Russell
Sent To: Councillor Chalker
Date Considered: 14.02.17
Com Decision: No objection in principle; but feel that as this application has 'ALL MATTERS RESERVED' a decision cannot be made at this stage, not until plans are made available, and deferred making a decision until such time.

TC Number: **17/017**
CC Number: PA16/11499
Development: Change of use from residential garage to one bed dwelling.
Location: Land rear of 60 Enys Road, Camborne
Grid Ref: 164818/40718
Applicant: Mr R Wilson
Sent To: Councillor Collins
Date Considered: 14.02.17
Com Decision: Recommend refusal; as this application does not accord with NPPF 17, and is back land development.

TC Number: **17/023**
CC Number: PA17/00316
Development: Conversion of garage and outbuilding into annex providing additional accommodation separate from the main dwelling.
Location: 14 Springfield Park, Barrripper, Camborne, TR14 0QZ
Grid Ref: 163626/38236
Applicant: Ms Peploe
Sent To: Councillor Mrs Dalley
Date Considered: 14.02.17
Com Decision: No objection; subject to the use being tied to the main dwelling.

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TC Number: **17/024**
CC Number: PA16/10791
Development: Change of use to convert redundant building to two dwellings (No 5 four bedroom with extension for a part time Podiatry Clinic, Number 5A - three bedroom dwelling)
Location: Rugby Club, South Terrace, Camborne
Grid Ref: 164798/39743
Applicant: Mr & Mrs Ian, and Kathryn
Sent To: Councillor Godolphin
Date Considered: 14.02.17
Com Decision: No objection; subject to the overlooking issue of the neighbouring property being resolved.

SIGNED BY THE CHAIRMAN.....

DATE

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