

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 20TH FEBRUARY 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 20th February 2018 at 6.30 pm.

PRESENT	Councillor J P Collins	Chairman
	Councillor C Godolphin	Vice Chairman
	Councillor Mrs Dalley	
	Councillor Ms Fox	until point mentioned
	Councillor V Kelynack	
	Councillor L Lemon	until point mentioned
	Councillor R Marshall	
	Councillor J Morgan	
	Councillor G Winter	

In Attendance: Melanie Negus, Administrative Assistant.

The Chairman explained the safety procedures to all present.

P.3863 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

No apologies, all members present.

P.3864 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 Ms Fox declared an interest in agenda item 16 as she had an association with an applicant mentioned in the letter received.
Councillor L Lemon declared an interest in agenda item 16 as she had historically had close association with Mr Hills.

P.3865 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3866 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.3867 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 30TH JANUARY 2018 AND THE CHAIRMAN TO SIGN THEM

P.3867.2 RESOLVED: that the minutes of the meeting of the Planning and Development Committee held on 30th January 2018 were received, approved, and signed by the Chairman

Proposed by Councillor Collins

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Seconded by Councillor Godolphin

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

P.3868 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.3869 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.3869.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 18/020, 18/024, 18/026, 18/027, 18/029, 18/031, 18/032, 18/033, 18/035 and 18/036

Proposed by Councillor Collins
Seconded by Councillor Godolphin

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.

P.3870 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.3870.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/021 as it

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conforms to NPPF 3, 4, 6, 7, 11, 12, & 21

Proposed by Councillor Morgan
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

- P.3870.3 RESOLVED: that Camborne Town Council recommends that Cornwall Council refuses Planning Application 18/022 to fell the mature Beech tree, as there were alternative engineering/construction solutions, such as, a floating lintel and reduction of wall rebuild height, and consideration could be given to removal of structural damage and replace with wood section**

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

- P.3870.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/023 in principle, but have concerns on the design/size of the windows on the south elevation and request that the plans be re-visited in line with NPPF 12**

Proposed by Councillor Ms Fox
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

- P.3870.5 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/025**

Proposed by Councillor Ms Fox
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

- P.3870.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/028**

Proposed by Councillor Winter
Seconded by Councillor Morgan

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On a vote being taken the matter was approved unanimously.

- P.3870.7 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/030**

Proposed by Councillor V kelynack
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

- P.3870.8 RESOLVED: that Camborne Town Council recommends that Cornwall Council refuses Planning Application 18/034 due to; loss of privacy and overlooking of neighbouring properties, and overdevelopment**

Proposed by Councillor R Marshall
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

- P.3870.9 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/037 as it conforms to NPPF 23, 47 ,48 , 51, 58, and 61, and CLP 3 and 6**

Proposed by Councillor Morgan
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

- P.3871 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.3872 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 of correspondence received from Cornwall Council Planning Officer Diane Boardman, asking that the Town Council re-visit their decision submitted on planning application PA17/10245, 'recommend refusal as there were no WHS report, Land Contamination report or HIA; an incorrect ratio of affordable housing, and the area has a

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history of flooding'; the Chairman and Vice Chairman's decision was to submit, 'Agree with planning officer's recommendation'.

The Chairman informed members that the reasons for the Town Council's refusal of this application had all been resolved after the Town Council had submitted comments on it. This was extremely frustrating as the issues should have been addressed before submission of the application to the Town Council.

Councillor L lemon questioned the verification of completion of works by South West Water on this application. Councillor Collins informed members that Cornwall Council had stringent procedures regarding the completion of works outlined in planning applications.

P.3872.2 RESOLVED: that 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 was received

Proposed by Councillor Godolphin
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

P.3873 TO REVIEW PLANNING AND DEVELOPMENT EARMARKED RESERVES, AND MAKE RECOMMENDATIONS TO THE FINANCE AND GENERAL PURPOSES COMMITTEE ACCORDINGLY, (DEFERRED FROM PLANNING AND DEVELOPMENT MEETING ON THE 28TH NOVEMBER 2018)

P.3813.3 RESOLVED: that the recommendation from the Strategic Budget Working Party SBWP.36.3 to the Planning and development Committee 'that any underspends at the end of the current financial year be rolled over to Earmarked Reserves with Green spaces, the library, and Consultation & Engagement prioritised'; was rejected. The recommendation to the Finance and General Purposes Committee was 'to defer decision making on Earmarked reserves until February 2018, when a clearer picture on the Town Council's financial position would be available' and 'any remaining funds in the Communities and Consultation Budget be rolled over to Earmarked Reserves'

P.3873.2 RESOLVED: that the Planning and Development Earmarked Reserves were reviewed, and the recommendations to the Finance and General Purposes Committee were; 'that any underspends at the end of the current financial year be rolled over to Green spaces, the library, and

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**Consultation & Community Engagement
Earmarked Reserves, equally split**

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3874 TO RECEIVE A REPORT FROM THE ADMINISTRATIVE ASSISTANT REGARDING TRAINING/INFORMATION ON S106 FUNDING

P.3874.2 RESOLVED: that a report from the Administrative Assistant regarding training/information on S106 funding was received

Proposed by Councillor Winter
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

The Chairman brought forward agenda item 17.

P.3875 TO RECEIVE CORRESPONDENCE FROM SIMON CLARK, PARKING SERVICES, CORNWALL COUNCIL

Members were very disappointed that there was no-one available from Cornwall Council's Parking Services to attend the meeting and asked that the Town Council make the request again. Camborne was the 5th largest town in Cornwall and had significant parking problems.

P.3875.2 RESOLVED: that correspondence from Simon Clark, Parking Services, Cornwall Council, was received. A letter be sent again to Simon Clark requesting that a representative of Cornwall Council's Parking Services attend a future meeting to explain the procedures used when choosing towns for inclusion in parking order reviews or to please submit a written report

Proposed by Councillor Godolphin
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

P.3876 TO RECEIVE TEMPORARY PROHIBITION OF TRAFFIC NOTICES FOR:

- **GURNEYS LANE CAMBORNE, 12TH TO 28TH MARCH 2018 (24 HOURS WEEKENDS INCLUDED).**
- **TRESWITHIAN ROAD AND COLLEGE STREET, CAMBORNE, 5TH TO 9TH MARCH 2018 (1900 TO 0700 HOURS).**

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- **LOWER PENGEGON, PENGEGON, 19TH TO 23RD MARCH 2018 (2300 TO 0600 HOURS).**
- **SHORTS HILL, CAMBORNE, 19TH TO 21ST MARCH 2018 (0930 TO 1530 HOURS)**

P.3876.2 RESOLVED: that Temporary Prohibition of Traffic notices for; Gurneys Lane Camborne, 12th to 28th March 2018 (24 hours weekends included). Treswithian Road and College Street, Camborne, 5th to 9th March 2018 (1900 to 0700 hours). Lower Pengegon, Pengegon, 19th to 23rd March 2018 (2300 to 0600 hours). Shorts Hill, Camborne, 19th to 21st March 2018 (0930 to 1530 hours); were received

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

Having declared interests in the next agenda item Councillors Ms Fox and L Lemon left the meeting.

P.3877 TO RECEIVE CORRESPONDENCE FROM MR PHILIP HILLS REGARDING PENDARVES COMMON LANDS, AND AGREE ANY ACTION

P.3877.2 RESOLVED: that correspondence from Mr Philip Hills regarding Pendarves Common Lands, was received

Proposed by Councillor Collins
Seconded by Councillor R Marshall

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.45 pm.

APPENDIX 1

TC Number: **18/020**
CC Number: PA18/00767
Development: Removal of raised section of flat roof and construction of 2 new dormers set in extended double pitched roof in line with existing eaves and ridge. As part of the proposed extension some internal alterations are required to gain access to the extension.
Location: 33 Scowbuds, Tuckingmill, Camborne, TR14 8PB

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Grid Ref: 165910/41133
Date Considered: 20.02.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **18/024**
CC Number: PA17/10904
Development: Removal of boundary wall and creation of dropped kerb and additional six parking spaces and installation of car charge point.
Location: Camborne Business Centre, Weeth Lane, Camborne
Grid Ref: 164129/40367
Date Considered: 20.02.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **18/026**
CC Number: PA18/00837
Development: Proposed porch extension.
Location: 12 Penware Parc, Camborne, TR14 7QR
Grid Ref: 164090/39342
Date Considered: 20.02.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **18/027**
CC Number: PA18/00301
Development: Change of use of part ground floor from A1/A2 to C3 residential dwelling.
Location: Market Square House, 8 Commercial Street, Camborne, TR14 8JY
Grid Ref: 164620/40001
Date Considered: 20.02.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **18/029**
CC Number: PA18/00645
Development: Erection of single storey dwelling and associated works (to include widening of existing access)
Location: 49 Vyvyan Street, Camborne, TR14 8AS
Grid Ref: 164884/40178
Date Considered: 20.02.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **18/031**
CC Number: PA18/00715
Development: The conversion of an existing barn into one unit of residential accommodation.
Location: Six Chimneys, Bolenowe, Troon, Camborne
Grid Ref: 167334/37546
Date Considered: 20.02.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **18/032**
CC Number: PA18/01199
Development: Extension to existing dwelling.

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Location: 15 Westborne Road, Camborne, TR14 7JD
Grid Ref: 163932/40496
Date Considered: 20.02.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **18/033**
CC Number: PA18/01190
Development: Creation of access and hardstanding.
Location: 6 College Street Camborne, TR14 7LE
Grid Ref: 164455/40106
Date Considered: 20.02.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **18/035**
CC Number: PA18/01030
Development: To drop kerb, remove boundary wall and garden. Build a small retaining wall, create soak away and off road parking for two vehicles.
Location: 45 Gwelmor, Camborne, TR14 7BP
Grid Ref: 165438/39615
Date Considered: 20.02.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **18/036**
CC Number: PA18/00571
Development: New Conservatory
Location: 6 New Lane, Troon, Camborne
Grid Ref: 166295/37883
Date Considered: 20.02.18
Chair and Vice Chair recommendations:
Com Decision: No objection.

APPENDIX 2

TC Number: **18/021**
CC Number: PA18/0337
Development: Reserved matters application following outline approval PA16/05571 (outline permission with all matters reserved for the erection of two semi-detached houses).
Location: Glowarth Koth, Camborne,
Grid Ref: 165676/40758
Sent To: Councillor J Morgan
Date Considered: 20.02.18
Com Decision: No objection as it conforms with NPPF 3, 4, 6, 7, 11, 12, and 21.

TC Number: **18/022**
CC Number: PA18/00775
Development: Fell Common Beech.
Location: 1 Anery Road, Camborne, TR14 8UA
Grid Ref: 165054/40622
Sent To: Councillor J P Collins
Date Considered: 20.02.18
Com Decision: Recommend refusal to fell the mature Beech tree, as there are alternative engineering/construction solutions, such as, a floating lintel and reduction of

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wall rebuild height, and consideration could be given to removal of structural damage and replace with wood section.

TC Number: **18/023**
CC Number: PA17/11905
Development: New dwellings for supported living.
Location: Rear of Fox House, 22 Roskear, Camborne
Grid Ref: 165590/40621
Sent To: Councillors Ms Fox & L Lemon
Date Considered: 20.02.18
Com Decision: No objection in principle, but have concerns on the design/size of the windows on the south elevation and request that the plans be re-visited in line with NPPF 12.

TC Number: **18/025**
CC Number: PA17/11904
Development: Replacement of outbuilding with new dwelling for supported living.
Location: Rear of Fox House, 22 Roskear, Camborne
Grid Ref: 165590/40621
Sent To: Councillors Ms Z Fox & L Lemon
Date Considered: 20.02.18
Com Decision: No objection.

TC Number: **18/028**
CC Number: PA18/00625
Development: Resubmission of PA17/01151 - Demolition of garage and store building and construction of dwelling.
Location: Treswithian Farm, Park Holly, Treswithian, TR14 7NN
Grid Ref: 163520/40354
Sent To: Councillor Winter
Date Considered: 20.02.18
Com Decision: No objection.

TC Number: **18/030**
CC Number: PA17/11292
Development: To obtain a change of use of public house (Railway Tavern) with 3 bedroom flat on 1st floor to a 3 bedroom house.
Location: Railway Tavern, 2 Trevu Road, Camborne
Grid Ref: 164811/39767
Sent To: Councillor V Kelynack
Date Considered: 20.02.18
Com Decision: No objection.

TC Number: **18/034**
CC Number: PA18/11892
Development: Demolition of existing workshop unit and construction of three dwellings.
Location: JDS Properties and Developments Ltd, Wellington Road, Camborne, TR14 7LH
Grid Ref: 164448/40142
Sent To: Councillor R Marshall
Date Considered: 20.02.18
Com Decision: Recommend refusal due to; loss of privacy and overlooking of neighbouring properties, and overdevelopment.

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TC Number: **18/037**
CC Number: PA18/00875
Development: Re-submission of withdrawn application No. PA17/08597 dated 1st November 2017, for change of use from retail premises and warehouse to residential development of 8 flats and one detached house.
Location: 12 Rosewarne Road, Camborne, TR14 8BE
Grid Ref: 164866/40238
Date Considered: 20.02.18
Sent To: Councillor J Morgan
Com Decision: No objection: it conforms to NPPF 23, 47, 48, 51, 58, and 61, and CLP 3 and 6.

SIGNED BY THE CHAIRMAN.....

DATE

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