

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 17TH JANUARY 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 17th January 2017 at 6.30 pm.

PRESENT Councillor J Collins Chairman
Councillor T Chalker Vice Chairman
Councillor D Atherfold
Councillor T Dalley
Councillor C Godolphin
Councillor G Winter

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

The Chairman explained the safety procedures to all present.

P.3560 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3560.2 RESOLVED: that the apologies from Councillors Mrs Dalley and Gillingham for non-attendance of the meeting of the Planning and Development Committee held on 17th January 2017 were received

Proposed by Councillor Godolphin
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

There were no apologies submitted by Councillor Sanders.

P.3561 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.3562 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3563 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members of a request from IXER construction to make an informal presentation to the Town Council Planning Committee, for a proposed residential development at the former Troon Cricket Club, Laity Road, Troon, in order to seek their views prior to submitting a formal Planning application to Cornwall Council; this would be an Agenda item for the next meeting.

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P.3564 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 13TH DECEMBER 2017 AND THE CHAIRMAN TO SIGN THEM

P.3564.2 RESOLVED: that the minutes of the meeting of the Planning and Development Committee held on 13th December 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.3565 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.3566 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.3566.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 17/001, 17/002, 17/008, 17/009, 17/011, and 17/012

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 should a member of the public enter the meeting and wish to speak.

P.3567 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

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**TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED
FORM 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.3567.2 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 17/003 on 'Material Planning Considerations' Overshadowing, Loss of Outlook, Loss of Sunlight and Vehicular Access**

Proposed by Councillor Atherfold
Seconded by Councillor Chalker

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

- P.3567.3 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 17/003 on 'Material Planning Consideration' Loss of Sunlight**

Proposed by Councillor Winter
Seconded by Councillor Atherfold

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

- P.3567.4 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/006**

Proposed by Councillor Chalker
Seconded by Councillor Collins

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

- P.3567.5 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 17/007 as it does not accord with NPPF 7, 58, 61, 137, it fails to protect and enhance the natural, built, and historic environment; does not respond to local character and history, and reflect the identity of local surroundings; it fails the integration of new development into the natural, built and historic environment; and is contrary to NPPF 128 as there is no Heritage Impact Assessment**

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Proposed by Councillor Collins
Seconded by Councillor Atherfold

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

- P.3567.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/010**

Proposed by Councillor Dalley
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

- P.3568 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 received.

- P.3569 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 Cornwall Council's request, that the Town Council re-visit the submission of 'No objection in principle but have concerns over highway safety issues' to planning application PA16/10973, 87 Mount Pleasant Road; Cornwall Council had applied a condition to the application to widen the access, thus addressing the Town Council's concerns. In light of the new information received the Chairman and Vice Chairman responded with, 'Agree with the Planning Officer's recommendation'.

On information received from Cornwall Council regarding conditions to be applied to Planning application PA16/09190 land adjacent to Pengegon Villa, restricting any further openings in the northern elevation of plot 6 securing privacy in perpetuity for the adjoining neighbouring property, and the provision of SUDS in accordance with Cornwall Council's Sustainable Drainage Policy; the Chairman re-visited the Town Council's submission of 'recommending refusal' and submitted 'Agree with Planning Officer's recommendation'.

- P.3570 TO RECEIVE INFORMATION FROM CORNWALL COUNCIL REGARDING THE CORNWALL COMMUNITY INFRASTRUCTURE LEVY PRELIMINARY DRAFT CHARGING SCHEDULE AND AGREE ANY RESPONSE**

The Town Clerk informed members that the Camborne Parish was not eligible to receive CIL as it was classed as an area of deprivation. Property prices were low in the parish it would not be viable for developers to build if they had to pay the CIL levy.

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The Town Council had sent a letter to Cornwall Council requesting a complete review of CIL and S106 and how the money was drawn down over towns and parishes and were yet to receive a response.

- P.3570.2 RESOLVED: that information from Cornwall Council regarding the Cornwall Community Infrastructure Levy Preliminary Draft Charging Schedule was noted**

Proposed by Councillor Godolphin
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

- P.3571 TO RECEIVE CORRESPONDENCE FROM COUNCILLOR J GILLINGHAM**

- P.3571.2 RESOLVED: that correspondence from Councillor J Gillingham was received**

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

- P.3572 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING THE ADVERTISING OF PLANNING APPLICATIONS (P.3557.2)**

The Town Clerk informed members of the letter sent to Cornwall Council in support of a letter received from Carn Brea Parish Council regarding the publication of planning notices; suggesting that Cornwall Council improve their engagement with the wider public in planning and development matters by using more creative and innovative means.

- P.3572.2 RESOLVED: that correspondence from Cornwall Council regarding the Advertising of Planning Applications (P.3557.2) was received**

Proposed by Councillor Collins
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

- P.3573 TO RECEIVE NOTICE OF TEMPORARY PROHIBITION OF TRAFFIC AT LOWER PENEGEGON 4TH FEBRUARY – 5TH FEBRUARY 2017**

- P.3573.2 RESOLVED: that the notice of Temporary Prohibition of Traffic at Lower Pengegon 4th to 5th February 2017 was received**

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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 7.16 pm.

APPENDIX 1

TC Number: **17/001**
CC Number: PA16/10309
Development: Application for Listed Building Consent for the construction of a first floor bedroom extension to existing hotel.
Location: The Lowenac Hotel, 34 Basset Road, Camborne, TR14 8SL
Grid Ref: 164577/39709
Applicant: Mr M Faulkner
Date Considered: 17.01.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/002**
CC Number: 16/10308
Development: Construction of a first floor bedroom extension to existing hotel.
Location: The Lowenac Hotel, 34 Basset Road, Camborne, TR14 8SL
Grid Ref: 164577/39709
Applicant: Mr M Faulkner
Date Considered: 17.01.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/008**
CC Number: PA16/11645
Development: Demolition of existing garage and erection of replacement domestic garage.
Location: 18 Pendarves Road, Camborne, TR14 7QE
Grid Ref: 164407/39616
Applicant: Mr B Orchard
Date Considered: 17.01.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/009**
CC Number: PA16/11899
Development: Works to trees as detailed in submitted inspection report.
Location: Gladys Holman House, Holman Park, Camborne, TR14 8FE
Grid Ref: 164836/40412
Applicant: Mrs Lesley Price, Price Properties Ltd
Date Considered: 17.01.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/011**
CC Number: PA16/10842

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Development: Change of use from a timber garden room/summerhouse to a tearoom/cafe/tea garden and to include a toilet extension.
Location: Goonzoyle Lodge, Bell Lake, Camborne
Grid Ref: 162936/42445
Applicant: Andrew & Jane Ford
Date Considered: 17.01.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/012**
CC Number: PA16/11894
Development: Replace existing garage with double garage, create new access and block off existing access.
Location: Vellansaunderly House, Pendarves, Camborne, TR14 0RS
Grid Ref: 163969/38057
Applicant: Mr G Berriman
Date Considered: 17.01.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

Appendix 2

TC Number: **17/003**
CC Number: PA16/11468
Development: Alteration, extension and conversion of partially completed stable/store to create a dwelling, erection of two further dwellings and erection of two detached garages. (Revised design to application PA15/02190 dated 15.06.2016).
Location: Treswithian Barns, Access road from Treswithian TR14 7NN
Grid Ref: 163493/40320
Applicant: Mr John Martin
Sent To: Councillor Atherfold
Date Considered: 17.01.17
Com Decision: Recommend refusal on 'Material Planning Considerations' Overshadowing, Loss of Outlook, Loss of Sunlight, and Vehicular Access.

TC Number: **17/005**
CC Number: PA15/09833
Development: Construction of dwelling.
Location: Land Adj to 19 Wellington Close, Camborne
Applicant: Ms Anna Sheppard
Sent To: Councillor Winter
Date Considered: 17.01.17
Com Decision: Recommend refusal due to 'Material Planning Consideration' Loss of Sunlight.

TC Number: **17/006**
CC Number: PA16/11585
Development: Demolition of garage and construction of new dwelling house.
Location: Land Rear of 59 Trelowarren Street, Vyvyan Street, Camborne
Grid Ref: 164904/11585
Applicant: Mrs M Berryman c/o Stephen Berryman
Sent To: Councillor Chalker
Date Considered: 17.01.17
Com Decision: No objection.

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TC Number: **17/007**
CC Number: PA16/11571
Development: Outline consent for the construction of four 1 bedroom apartments (resubmission of previously refused PA16/07191)
Location: Rear of 16 Chapel Street, Victoria Street, Camborne
Grid Ref: 164715/39984
Applicant: Messrs Taylor & Yates
Sent To: Councillor Collins
Date Considered: 17.01.17
Com Decision: Recommend refusal as it does not accord with NPPF 7, 58, 61, 137, it fails to protect and enhance the natural, built, and, historic environment; does not respond to local character and history, and reflect the identity of local surroundings; it fails the integration of new development into the natural, built and historic environment; and is contrary to NPPF 128 as there is no Heritage Impact Assessment.

TC Number: **17/010**
CC Number: PA16/11431
Development: Roof conversion and extension to side and rear. Balcony and raised patio to rear.
Location: 60 Pendarves, Street Beacon, Camborne, TR14 7SH
Grid Ref: 165873/38987
Applicant: Mr & Mrs Richard Burden
Sent To: Councillor Mrs Dalley
Date Considered: 17.01.17
Com Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE