

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 11th JULY 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 11th July 2017 at 6.30 pm.

PRESENT Councillor J Collins Chairman
Councillor C Godolphin Vice Chairman
Councillor Ms Fox
Councillor R Goodman
Councillor V Kelynack
Councillor L Lemon
Councillor R Marshall
Councillor G Winter

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

The Chairman explained the safety procedures to all present.

P.3712 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3712.2 RESOLVED: that the apologies from Councillor Mrs Dalley for non-attendance of the meeting of the Planning and Development Committee held on 11th July 2017 were received

Proposed by Councillor Winter
Seconded by Councillor Marshall

On a vote being taken the matter was approved unanimously.

There were no apologies received from Councillor Godolphin.

P.3713 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.3714 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3715 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.3716 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 20TH JUNE 2017 AND THE CHAIRMAN TO SIGN THEM

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- P.3716.2 RESOLVED:** that the minutes of the meeting of the Planning and Development Committee held on 20th June 2017 were received, approved and signed by the Chairman

Proposed by Councillor Collins
Seconded by Councillor Winter

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

- P.3717 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

- P.3718 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.

The Chairman informed members that planning application 17/101 had been moved to Appendix 2.

- P.3718.2 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 17/102, 17/104, 17/106, 17/109, 17/110, 17/111, 17/112, 17/113 and 17/114

Proposed by Councillor Collins
Seconded by Councillor R Goodman

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.3719 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.

The Chairman brought forward planning application 17/107 as there were members of the public wishing to speak on it.

Members of the public spoke in objection to planning application 17/107 their issues were:

- The proposed extension would be out of keeping with neighbouring properties, and the area generally.
- Loss of privacy and overshadowing of neighbouring properties.
- Would set a precedent for future development.

P.3719.2 RESOLVED: **to recommend that Cornwall Council refuses Planning Application 17/107 as it does not accord with NPPF 131; it would not make a positive contribution to local character, and would be out of character of properties in the area. Furthermore it would cause loss of privacy and overlooking to neighbouring properties**

Proposed by Councillor L Lemon
Seconded by Councillor Winter

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

Councillor Collins asked that his name be recorded as voting against this proposal.

P.3719.3 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/103**

Proposed by Councillor R Goodman
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

P.3719.4 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/105**

Proposed by Councillor V Kelynack
Seconded by Councillor L Lemon

On a vote being taken the matter was approved by a Majority.
Councillor Collins did not vote on this application.

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- P.3719.5 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/108**

Proposed by Councillor R Marshall
Seconded by Councillor V Kelynack

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

Councillor Collins asked that his name be recorded as voting against this proposal.

- P.3719.6 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 17/101; the application does not accord with NPPF 128, 129 and 132, and CLP 24, and has no Heritage Impact Assessment**

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

- P.3720 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.3721 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 such applications.

- P.3722 TO RECEIVE A VERBAL REPORT FROM THE TOWN CLERK ON THE COMMUNITY INFRASTRUCTURE LEVY AND SECTION 106 MASTERCLASS ATTENDED ON 4TH JULY 2017 AND AGREE ANY APPROPRIATE ACTION**

The Town Clerk had found the Masterclass extremely worthwhile and recommended that some of the learning points were used to inform the Council's consultation response to Cornwall Council on the Community Infrastructure Levy Charging Schedule and Regulation 123 List. Information received at the Masterclass included:

- CIL legislation is confused; there is a lack of understanding interpreting the regulations.

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- There was a patchwork around the country due to issues regarding viability.
- CIL pays between 5% - 20% of infrastructure costs; this is only a relatively small proportion of the actual costs.
- There is a need to ensure the Neighbourhood share is wisely spent; this has not yet been resolved.
- All development should contribute to big pieces of infrastructure.

- Parish/Town Councils ought to be included in Section 106 negotiations and set out toughly their needs.
- **The Government's reaction involved a possible fiscal solution, therefore the Autumn budget.**
- Local discretion should be more than 'lip service'; this is the principle of localism.
- Authorities needed to justify the need for every obligation.

- Increased uncertainty over the future delivery of infrastructure; there was too much uncertainty about Section 106.
- Strategic sites were where CIL was most needed.
- Need to work collaboratively on spending CIL to maximise benefits.
- It was important not to impose agenda on Town and Parish Councils – alignment was needed.
- Need to join up facilities that the developer is providing e.g play facilities
- Cumulative impact of development puts significant strain on existing infrastructure.
- The purpose of CIL was to provide infrastructure to support the growth of an area.
- Challenge was achieving consistency; consistency could be achieved if politicians accept that strategic CIL receipts are a shared resource and agreement is reached on respective priorities.
- Programme of schemes needed to support growth shown in the Local Plan.

P.3722.2 RESOLVED:

that a verbal report from the Town Clerk on the Community Infrastructure Levy and Section 106 Masterclass attended on 4th July 2017 was received. The Town Clerk draft a response to the revised Community Infrastructure Levy Draft Charging Schedule and Regulation 123 List from Cornwall Council; for circulation to members for approval

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

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On a vote being taken the matter was approved unanimously.

- P.3722.3 RESOLVED: that on submitting a response to the revised Community Infrastructure Levy Draft Charging Schedule from Cornwall Council; the Town Council share the response with CALC**

Proposed by Councillor R Marshall
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

- P.3722.4 RESOLVED: that the Town Council contact CALC and the SLCC requesting independent planning training for members**

Proposed by Councillor V Kelynack
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

- P.3723 TO RECEIVE NOTIFICATION OF AN APPEAL MADE TO THE DEPARTMENT OF COMMUNITIES AND LOCAL GOVERNMENT IN RESPECT OF PA16/09196 LAND AT FORE STREET, BARRIPPER, AND AGREE ANY ACTION**

- P.3723.2 RESOLVED: that notification of an appeal made to the Department of Communities and Local Government in respect of PA16/09196 Land at Fore Street, Barripper was received. The Chairman send a letter to the Planning Inspectorate at Cornwall Council reiterating the previous comments submitted by the Town Council
'Camborne Town Council recommend refusal of planning application PA16/09196 as it is contrary to National Planning Policy Framework, policies 89, 90, 91, 99, 100, 101 and 102'**

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

- P.3724 TO RECEIVE TEMPORARY PROHIBITION OF TRAFFIC ORDERS FOR THE FOLLOWING:
i) TROON SUMMER FESTIVAL 15TH JULY 2017**

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ii) TREVU ROAD, CAMBORNE 15TH TO 16TH JULY 2017 AND 22ND TO 23RD JULY 2017

P.3724.2 RESOLVED: **that the Temporary Prohibition of Traffic Order for Troon Summer Festival 15th July 2017 was received**

Proposed by Councillor R Goodman
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.3724.3 RESOLVED: **that the Temporary Prohibition of Traffic Order for Trevu Road, Camborne 15th to 16th July 2017 and 22nd to 23rd July 2017 was received**

Proposed by Councillor Ms Fox
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.13 pm.

APPENDIX 1

TC Number: **17/102**
CC Number: PA17/04360
Development: To site a mobile home on driveway for temp residential use (3 years).
Location: Meadow View Cottage, Meadow View, Cadogan Road, Camborne
Grid Ref: 165253/39265
Applicant: Mrs Michelle Macklin
Date Considered: 11.07.17
Chair and Vice Chair recommendations:
Com Decision: No Objection

TC Number: **17/104**
CC Number: PA17/5072
Development: Change of use of office space to D2 use.
Location: Cornwall Council, Unit 6, King Edward Work Spaces, Newton Moor
Grid Ref: 166329/38956
Applicant: Mrs Karen Calder-Yoga
Date Considered: 11.07.17
Chair and Vice Chair recommendations:
Com Decision: No Objection

TC Number: **17/106**
CC Number: PA17/04256
Development: Front extension to dwelling.
Location: 9 Rose Cottages, Camborne, TR14 8DB

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Applicant: Mr & Mrs K Jenkin
Date Considered: 11.07.17
Chair and Vice Chair recommendations:
Com Decision: No Objection

TC Number: **17/109**
CC Number: PA17/04194
Development: Construction of 3no garages at the end of the property.
Location: 12 South Terrace, Camborne, TR14 8ST
Grid Ref: 164720/39754
Applicant: Mr Kevin Bone
Date Considered: 11.07.17
Chair and Vice Chair recommendations:
Com Decision: No Objection

TC Number: **17/110**
CC Number: PA17/05269
Development: Proposed single storey extension to rear of property with pitched roof.
Proposed conversion of combined existing and proposed attics into living space.
Location: 2 Mitchell Road, Camborne, TR14 7JH
Grid Ref: 164184/40478
Applicant: Mr Nigel Ellis
Date Considered: 11.07.17
Chair and Vice Chair recommendations:
Com Decision: No Objection

TC Number: **17/111**
CC Number: PA17/05753
Development: T1 - Lime - Crown Raise.
Location: The Lowenac Hotel, 34 Basset Road, Camborne, TR14 8SL
Grid Ref: 164577/39709
Applicant: Mark Harding, Treetops Garden Maintenance
Date Considered: 11.07.17
Chair and Vice Chair recommendations:
Com Decision: No Objection

TC Number: **17/112**
CC Number: PA17/05894
Development: New garage/storage.
Location: 19 Dolcoath Avenue, Camborne, TR14 8RY
Grid Ref: 165706/40288
Applicant: Mr D Semmens
Date Considered: 11.07.17
Chair and Vice Chair recommendations:
Com Decision: No Objection

TC Number: **17/113**
CC Number: PA17/05892
Development: Proposed extensions and alterations.
Location: 6 Park An Gorsaf, TR14 7XL
Grid Ref: 164757/39533
Applicant: Mr & Mrs S E Jose
Date Considered: 11.07.17
Chair and Vice Chair recommendations:
Com Decision: No Objection

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TC Number: **17/114**
CC Number: PA17/05797
Development: Alterations to Property and formation of dormer to rear bedroom, and new car parking provision at front of dwelling
Location: 26 Park Road, Camborne, TR14 8QD
Grid Ref: 165176/40482
Applicant: Mr Mark Lawry
Date Considered: 11.07.2017
Chair and Vice Chair recommendations:
Com Decision: No Objection

APPENDIX 2

TC Number: **17/101**
CC Number: PA17/04581
Development: Outline application (all matters reserved) for erection of dwelling
Location: Bronwens Dairy, Newton Road, Troon, Camborne
Grid Ref: 166069 / 38463
Applicant: Mr Adrian Smith
Date Considered: 11.07.17
Com Decision: Recommend refusal; the application does not accord with NPPF 128, 129 and 132, and CLP 24, and has no Heritage Impact Assessment

TC Number: **17/103**
CC Number: PA17/05385
Development: Change use of and convert double garage to Podiatry Practice
Location: Rugby Club, South Terrace, Camborne
Grid Ref: 164798/39743
Applicant: Mr & Mrs Ian Lacey
Sent To: Councillors Godolphin & R Goodman
Date Considered: 11.07.17
Com Decision: No Objection

TC Number: **17/105**
CC Number: PA17/05513
Development: Proposed new dwelling on land adjacent to 5 Rosewarne Close.
Location: 5 Rosewarne Close, Camborne TR14 0AA
Grid Ref: 164472/40874
Applicant: Mrs H Smith
Sent To: Councillors Godolphin & V Kelynack
Date Considered: 11.07.17
Com Decision: No Objection

TC Number: **17/107**
CC Number: PA17/02849
Development: Proposed first floor extension including rooflight and general alterations.
Location: 2 The Old Barns, Kehelland, Camborne, TR14 0DD
Applicant: Mr & Mrs Burford
Sent To: Councillors L Lemon & G Winter
Date Considered: 11.07.17
Com Decision: Recommend refusal as it does not accord with NPPF 131; it would not make a positive contribution to local character, and would be out of character of properties in the area. Furthermore it would cause loss of privacy and overlooking to neighbouring properties.

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TC Number: **17/108**
CC Number: PA17/04829
Development: Conversion and extension of detached redundant garage into dwelling house.
Location: The Cottage, Bolenowe Lane, Troon, Camborne, TR14 9HP
Grid Ref: 167173/38506
Applicant: Mr & Mrs Hugo
Sent To: Councillors Mrs Dalley & R Marshall
Date Considered: 11.07.17
Com Decision: No Objection

SIGNED BY THE CHAIRMAN.....

DATE