

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 26TH JUNE 2018**

MINUTES of the meeting of the Planning & Development Committee of Camborne Town Council held in the Council Chamber, The Passmore Edwards Building, The Cross, Cross Street, Camborne, on Tuesday 26th June 2018 at 6.30 pm.

PRESENT Councillor Godolphin Chairman
Councillor J Morgan Vice Chairman
Councillor J P Collins
Councillor Ms Fox
Councillor V Kelynack
Councillor R Marshall
Councillor G Winter

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

The Chairman explained the safety procedures to all present.

P.3956 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3956.2 RESOLVED: that the apologies from Councillors Mrs Dalley, L Lemon and Wilkins for non-attendance of the meeting of the Planning and Development Committee held on 26th June 2018 were received

Proposed by Councillor Winter
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3957 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.3958 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3959 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members that the notification sheets the Planning Committee Councillors put through letterboxes of planning applicants, and neighbouring properties were now available from the office with the Town Council's updated address and contact details.

P.3960 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 5TH JUNE 2018 AND THE CHAIRMAN TO SIGN THEM

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- P.3960.2 RESOLVED:** **that the minutes of the meeting of the Planning and Development Committee held on 5th June 2018 were received, approved, and signed by the Chairman**

Proposed by Councillor Godolphin
Seconded by Councillor R Marshall

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

- P.3961 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

- P.3962 TO RECEIVE A PRE-APPLICATION PRESENTATION FROM MR J SMYTHE AND ASSOCIATES REGARDING LAND ADJACENT TO JIM'S CASH & CARRY, 101 TRELOWARREN STREET, CAMBORNE**

Mr Smythe and associates had been advised by Cornwall Council to come to the Town Council to gain its support for their application. The Town Clerk informed them of the Pre-Application Protocol that the Town Council adhered to, and that to give any indication of a future decision would be pre-determining. This would mean that the decision could be subject to legal challenge.

Mr Smythe and associates informed members that the site had been derelict for 25 years. They would be applying for permission to build nine, one and two bedroom flats on the site, the access of which they hoped would be off Treloar Warren Street, this access they told members was supported by highways. If they were unable to gain permission for this access they were considering building a shop in the vacant space.

Three members of the public left the meeting.

- P.3963 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.

Planning application 18/078 (PA18/04364) was not considered as it had been invalidated by Cornwall Council.

- P.3963.2 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 18/070 (PA18/04580), 18/072 (PA18/04484),**

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**18/073 (PA18/04485), and 18/073
(PA17/11292)**

Proposed by Councillor Godolphin
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

The Chairman took the next two agenda items together to allow public speaking as members of the public were present and wished to speak.

P.3964 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.

Planning application 18/071 (PA18/05021) had been withdrawn by the applicant.

The Chairman moved planning application 18/075 (PA18/04973) forward on the agenda as there were members of the public wishing to speak on it.

A member of the public spoke in objection to planning application 18/075 her issues were:

- Highway safety concerns regarding access.
- Overlooking.
- Loss of privacy.
- Loss of residents parking facilities.
- If permitted, would result in residents having to park in the very narrow lane causing danger to pedestrians, cyclists, horse riders, and other motor vehicles.

P.3964.2 RESOLVED:

to recommend that Cornwall Council refuses Planning Application due to serious highway safety concerns, Overlooking, and loss of privacy to neighbouring properties. Planning application PA14/10328 was approved with part of the site allocated as parking and landscaping; this application PA18/04973, would be on that land, so there were land boundary

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**issues and the possibility of two separate
permissions given on the same piece of
land**

Proposed by Councillor R Marshall
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

Two members of the public left the meeting.

P.3964.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/074 (PA18/05138)

Proposed by Councillor Godolphin
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.3964.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 18/077 (PA18/01695)

Proposed by Councillor Collins
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

P.3965 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.3966 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.3967 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:

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- i) PA17/11892 DEMOLITION OF EXISTING WORKSHOP UNIT AND CONSTRUCTION OF THREE DWELLINGS AT JDS PROPERTIES AND DEVELOPMENT LTD, WELLINGTON ROAD.**
- ii) PA17/10375 DEMOLITION OF EXISTING GARAGES AND CONSTRUCTION OF TWO SEMI-DETACHED HOUSES, GARAGE AT REAR OF SOUTH TERRACE, CAMBORNE.**

P.3967.2 RESOLVED: that a report on planning application PA17/11892 'demolition of existing workshop unit and construction of three dwellings at JDS properties and Development Ltd, Wellington Road', 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 Morgan
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3967.3 RESOLVED: that a report on planning application PA17/10375 'demolition of existing garages and construction of two semi-detached houses, Garage at Rear of South Terrace, Camborne', 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 Morgan
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.14 pm.

APPENDIX 1

TC Number: **18/070**
CC Number: PA18/04580
Development: Listed building consent for relocation and new signage, installation of patters restraints, lightning protection and lead roof ventilators.
Location: Passmore Edwards Building, The Cross, Cross Street, Camborne
Grid Ref: 164795/39824

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Date Considered: 26.06.18
Com Decision: No objection.

TC Number: **18/072**
CC Number: PA18/04484
Development: Extensions and alterations to a Grade II Listed Cottage.
Location: 17 Church Road, Penponds, Camborne, TR14 0QE
Grid Ref: 163560/39260
Date Considered: 26.06.18
Com Decision: No objection.

TC Number: **18/073**
CC Number: PA18/04485
Development: Listed building consent application for extensions and alterations to a Grade II Listed Cottage.
Location: 17 Church Road, Penponds, Camborne, TR14 0QE
Grid Ref: 163560/39260
Date Considered: 26.06.18
Com Decision: No objection.

TC Number: **18/076**
CC Number: PA17/11292
Development: To obtain a change of use of Public house (Railway Tavern) with a 3 bedroom flat on 1st floor to a 3 bedroom house
Location: Railway Tavern, 2 Trevu Road, Camborne, Cornwall, TR14 8SR
Date Considered: 26.06.18
Com Decision: No objection.

TC Number: **18/078**
CC Number: PA18/04364
Development: Change of use of Units 13 and 14 from B1 to A2 Use Class (Solicitor's Office).
Location: Unit 13, Camborne Business Centre, College Street, Camborne
Grid Ref: 164113/40321
Date Considered: 26.06.18
Application Invalidated

Appendix 2

TC Number: **18/071**
CC Number: PA18/05021
Development: Application for lawful Development Certificate for the existing siting of a mobile home/caravan (caravan2).
Location: The Meadow, Roscroggan, Camborne
Grid Ref: 164792/41381
Sent To: Councillor J Morgan
Date Considered: 26.06.18
Application withdrawn by applicant.

TC Number: **18/074**
CC Number: PA18/05138
Development: Application for the demolition of existing utility room, and erection of a two-storey extension.
Location: 6 Trecarrack Road, Pengegon, Camborne
Grid Ref: 165960/40025
Sent To: Councillor C Godolphin
Date Considered: 26.06.18

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TC Number: **18/075**
CC Number: PA18/04973
Development: Proposed new dwelling with car parking and amenity area
Location: Land Adj to Treswithian Farm, Park Holly, Treswithian, Camborne
Grid Ref: 165960/40025
Sent To: Councillor R Marshall
Date Considered: 26.06.18
Com Decision: recommend that Cornwall Council refuses Planning Application due to serious highway safety concerns, Overlooking, and loss of privacy to neighbouring properties. Planning application PA14/10328 was approved with part of the site allocated as parking and landscaping; this application PA18/04973, is on that land, so there are boundary issues and the possibility of two separate permissions given on the same piece of land.

TC Number: **18/077**
CC Number: PA18/01695
Development: Demolition of existing barn, erection of one holiday let bedroom lodge with courtyard.
Location: Skyber An Vre, Croft Mitchell, Troon, Camborne
Grid Ref: 167264/36963
Sent To: Councillor J P Collins
Date Considered: 26.06.18
Com Decision: No objection.

SIGNED BY THE CHAIRMAN.....

DATE

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