

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 7TH MARCH 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 7th March 2017 at 6.30 pm.

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

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

The Chairman explained the safety procedures to all present.

P.3591 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3591.2 RESOLVED: that the apologies from Councillor Gillingham for non-attendance of the meeting of the Planning and Development Committee held on 7th March 2017 were received

Proposed by Councillor Mrs Dalley
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

There were no apologies received from Councillor Sanders.

P.3592 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.3593 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3594 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members of a Temporary Prohibition of Traffic Notice received for Stray Park Road on the 25th and 26th March 2017 (2300 to 0700 hours).

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P.3595 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 14TH FEBRUARY 2017 AND THE CHAIRMAN TO SIGN THEM

P.3595.2 RESOLVED: **that the minutes of the meeting of the Planning and Development Committee held on 14th February 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.3596 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

The Town Clerk Informed members that in response to the Town Council's comments submitted on PA16/11668 (minute ref P.3583.2), **'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'**, CC Planning Officer, Peter Gregory, had stated that S106 funding could only be applied for developments of ten or more dwellings. She had contacted Dave Edmondson, Strategic Developments Manager at Cornwall Council for clarification on this, and was awaiting a reply.

P.3597 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.3597.2 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 17/030, 17/031 and 17/032**

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 as there was a member of the public present wishing to speak.

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P.3598 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.

A member of the public spoke in objection to PA17/027; his issues were:

- In 2013 Cornwall Council Planning Department had prohibited a 2 storey development, granting permission for a single storey.
- Loss of privacy to neighbouring property.
- Overlooking.
- A public right of way running directly in front of proposed dwelling.
- Unacceptable visual impact.
- Inadequate parking provision.

P.3598.2 RESOLVED: to recommend that Cornwall Council refuses Planning Application 17/027 due to; overlooking, possible flooding issues as there were no SUDS provision, and lack of parking

Proposed by Councillor Atherfold
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

One member of the public left the meeting at 6.48pm.

P.3598.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/029

Proposed by Councillor Winter
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

Councillor Sanders entered the meeting at 6.51pm.

P.3599 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

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There were no such applications.

P.3600 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

Cornwall Council's Planning Officer, Peter Gregory, had submitted further information on PA16/11668, 48 Condurrow Road, regarding highways, drainage and overlooking and had requested that the Town Council re-visit the recommendation submitted for 'refusal' of the planning application. The Chairman and Vice Chairman had differing opinions. The Chairman had used his delegated authority to submit 'Agree with planning officer'.

P.3601 TO CONSIDER PURCHASING COPIES OF THE CORNWALL LOCAL PLAN, AGREE ACTION AND AUTHORISE ASSOCIATED EXPENDITURE

The Chairman informed members that the Cornwall Local Plan was approved last year and would be invaluable to the members in decision making, adding serious weight to objections.

P.3601.2 RESOLVED: that the purchase of 12 copies of the Cornwall Local Plan was agreed; to be handed out after the elections. The associated expenditure was authorised to be taken from cost code 93 Planning and Development Earmarked Reserve

Proposed by Councillor Collins
Seconded by Councillor Dalley

On a vote being taken the matter was approved unanimously.

P3602 TO RECEIVE CORRESPONDENCE FROM THE CORNWALL COMMUNITY FLOOD FORUM REGARDING 'SUSTAINABLE DRAINAGE SYSTEMS'

The Chairman informed members that the approval body of a development with SUDS would adopt and maintain the SUDS. Funding for this would be through a 'ring fenced' levy on the property owners.

P.3602.2 RESOLVED: that correspondence from the Cornwall Community Flood Forum regarding 'Sustainable Drainage Systems', was received

Proposed by Councillor Mrs Dalley
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

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P.3603 TO RECEIVE NOTICE OF AN APPEAL MADE TO THE DEPARTMENT OF COMMUNITIES AND LOCAL GOVERNMENT IN RESPECT OF PA16/00560 KALINDA, HIGHER CONDURROW, TR14 9AL

P.3603.2 RESOLVED: that notice of an appeal made to the Department of Communities and Local Government in respect of PA16/00560 Kalinda, Higher Condurrow, TR14 9AL was received

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3604 TO NOTE THE PLANNING INSPECTORATE APPEAL DECISIONS FOR:

i) LAND OFF TREGENNA LANE, CAMBORNE

The Town Clerk informed members that the information in the Appeal Decision would be useful for members' decision making going forward. It highlighted points that the Planning Inspectorate deemed unimportant i.e; highways and agricultural land. Members should use figures for the CPIR Area not the Camborne Parish when making decisions; and on developments of permissions granted, not developments completed.

Members discussed that lack of consideration from highways on planning applications and that this concern needed further discussion. Councillor Chalker asked that this be an agenda item for the next meeting. The Town Clerk stressed the need to use evidence to give the Council's recommendations weight.

The Chairman suggested that an internal list be set up for submittable objections.

i) PENDARVES WOODLAND, CAMBORNE

P.3604.2 RESOLVED: that the Planning Inspectorate Appeal decisions for land off Tregenna Lane, Camborne and Pendarves Woodland, Camborne were noted

Proposed by Councillor Mrs Dalley
Seconded by Councillor Dalley

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.27 pm.

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APPENDIX 1

TC Number: **17/028**
CC Number: PA17/01568
Development: Non-material amendment for adding cedar timber cladding to the front elevation of the new double classroom and and indication of colour choices for external finishes in respect of decision notice PA16/08799.
Location: Weeth County Primary School, Holman Avenue, Camborne, TR14 7GA
Applicant: Mr Steve Symons, Cornwall Council
Date Considered: 07.03.17 For information
Chair and Vice Chair recommendations:
Com Decision: No Objection

TC Number: **17/030**
CC Number: PA17/00552
Development: Change of use and conversion of redundant agricultural building to form a single dwelling (to include removal of pole barn and provision of domestic garage).
Location: Tolcarne Farm, Tolcarne Road, Beacon, Camborne
Grid Ref: 165544/38604
Applicant: Mr & Mrs A Lawrence
Date Considered: 07.03.17
Chair and Vice Chair recommendations:
Com Decision: No Objection

TC Number: **17/031**
CC Number: PA17/01790
Development: First floor extension to dwelling and new pitched roof over garage.
Location: 2 Pendarves View, Camborne, TR14 7QL
Grid Ref: 164303/39161
Applicant: Mr & Mrs G Richards
Date Considered: 07.03.17
Chair and Vice Chair recommendations:
Com Decision: No Objection

TC Number: **17/032**
CC Number: PA17/01797
Development: Demolition of existing single storey extension and erection of a two storey extension.
Location: 13 Dolcoath Road, Camborne, TR14 8RW
Grid Ref: 165431/40382
Applicant: Mr & Mrs K M Hoskins
Date Considered: 07.03.17
Chair and Vice Chair recommendations:
Com Decision: No Objection

APPENDIX 2

TC Number: **17/027**
CC Number: PA17/01151
Development: Proposed demolition of garage and store buildings and construction of dwelling.
Location: Treswithian Farm, Park Holly, Treswithian, TR14 7NN

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Grid Ref: 163520/40354
Applicant: Mr & Mrs Eddy
Sent To: Councillor Atherfold
Date Considered: 07.03.17
Com Decision: refuses Planning Application 17/027 due to; overlooking, possible flooding issues as there were no SUDS provision, and lack of parking

TC Number: **17/029**
CC Number: PA17/01398
Development: Works to roof, two storey kitchen extension and internal works
Location: Chy Mor, Chycarn Moo, Troon, Camborne, TR14 9HZ
Grid Ref: 166739/37658
Applicant: Mr S Mounteney
Sent To: Councillor Winter
Date Considered: 07.03.17
Com Decision: No Objection

SIGNED BY THE CHAIRMAN.....

DATE

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