

**CAMBORNE TOWN COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE 1<sup>st</sup> November 2016**

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 1<sup>st</sup> November 2016 at 6.30 pm.

PRESENT: Councillor J Collins Chairman  
Councillor T Chalker Vice Chairman  
Councillor D Atherfold  
Councillor Mrs V Dalley  
Councillor C Godolphin  
Councillor A Sanders  
Councillor G Winter  
Councillor S Odgers not a member of this Committee  
Councillor R Webber not a member of this Committee

In Attendance: Amanda Mugford (Town Clerk); Paul Rickard (Minute Clerk) and approximately 50 members of the public.

The Chairman explained the safety procedures to all present.

**P.3514 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

**P. 3514.2 RESOLVED: that the apologies from Councillors T Dalley, Gillingham and Teixeira for non-attendance of the meeting of the Planning and Development Committee held on 1<sup>st</sup> November 2016 were received.**

Proposed by Councillor Winter  
Seconded by Councillor Atherfold

On a vote being taken, the matter was approved unanimously.

**P.3515 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.

**P.3516 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.3517 CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

**P.3518 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 11 OCTOBER 2016 AND THE CHAIRMAN TO SIGN THEM**

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- P.3518.2 RESOLVED:** that the minutes of the meeting of the Planning and Development Committee held on 11 October 2016 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.3519 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

- P.3520 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.3520.2 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 16/152, 16/154, 16/155, 16/160, 16/161, 16/162, 16/163, 16/164 and 16/166.

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 as there members of the public present wishing to speak.

- P.3521 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).**

- P.3522 TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FORM CORNWALL COUNCIL**



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Members of the public spoke in objection to planning application 16/159; their issues being as follows:-

- inadequate provision for drainage into soakaway would worsen existing flooding problems in the area;
- there had been no public consultation undertaken by the developers;
- the surveys had been undertaken by the applicant's own company and residents questioned the validity of their findings;
- the proposed development was out of character with the area and would have a detrimental effect on the environment and infrastructure of Barripper and surrounding area.

**P.3522.3      RESOLVED:                      to recommend that Cornwall Council refuses Planning Application 16/159 on the grounds of: being contrary to National Planning Policy Framework policies 89, 90, 91, 99, 100, 101 and 102.**

Proposed by Councillor Mrs Dalley  
Seconded by Councillor Godolphin

On a vote being taken, the matter was approved unanimously.

The remaining members of the public then left the meeting.

**P.3522.4      RESOLVED:                      to recommend that Cornwall Council refuses Planning Application 16/147 on the grounds of: presence of hazardous materials, lack of a Sensitive Development Questionnaire and serious highway issues of traffic generation, vehicular access and highway safety.**

Proposed by Councillor Chalker  
Seconded by Councillor Godolphin

On a vote being taken, the matter was approved unanimously.

**P. 3522.5      RESOLVED:                      that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application PA16/153.**

Proposed by Councillor Chalker  
Seconded by Councillor Collins

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

Councillor Atherfold asked that his name be recorded as voting against this decision.

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**P.3522.6 RESOLVED:** to recommend that Cornwall Council refuses Planning Application PA16/156 due to overdevelopment.

Proposed by Councillor Atherfold  
Seconded by Councillor Collins

On a vote being taken, the matter was approved unanimously.

**P.3522.7 RESOLVED:** to recommend that Cornwall Council refuses Planning Application PA16/157 due to lack of Heritage Impact Assessment and contrary to National Planning Policy Framework policies 128, 132 and 137.

Proposed by Councillor Chalker  
Seconded by Councillor Collins

On a vote being taken, the matter was approved unanimously.

**P.3522.8 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application PA16/158, subject to the removal of roof terrace and the removal of the study on the garage.

Proposed by Councillor Chalker  
Seconded by Councillor Mrs Dalley

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

**P. 3522.9 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application PA16/165 as it accords with National Planning Policy Framework policies 126 and 129.

Proposed by Councillor Winter  
Seconded by Councillor Collins

On a vote being taken, the matter was approved unanimously.

**P.3523 TO RECEIVE PLANNING APPLICATIONS FROM CORNWALL COUNCIL FOR WORKS WHICH THE CORNWALL COUNCIL WILL DECIDE UNDER DELEGATED AUTHORITY AND AGREE ANY COMMENTS IN ACCORDANCE WITH P.33365.2**

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- P.3523.2 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to the amendment to Planning Application PA16/10105 "Kynance," 1 Trenwith Road, to reduce the size of proposed music room.**

Proposed by Councillor Collins  
Seconded by Councillor Chalker

On a vote being taken, the matter was approved unanimously.

- P.3524 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 applications received in need of reviewing.

- P.3525 TO RECEIVE THE CORNWALL COUNCIL CONSULTATION REGARDING CONTROLS ON THE FREE DISTRIBUTION OF PRINTED MATTER (FLYERING) AND AGREE ANY ACTION (P.3505.2)**

The Town Clerk reported that, should Councillors wish to respond to this consultation document then questions 14 – 23 under heading "Cornwall Consultation" should be answered.

The Committee then discussed and agreed a response to each of the questions in turn.

- P.3525.2 RESOLVED:** **that Cornwall Council be advised that litter created by flyering does not have a detrimental impact on the environment in Camborne.**

Proposed by Councillor Chalker  
Seconded by Councillor Collins

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

Councillor Godolphin requested that his name be recorded as voting against this decision.

- P. 3525.3 RESOLVED:** **that Cornwall Council be advised that litter caused by flyers does not occur very often in Camborne.**

Proposed by Councillor Chalker  
Seconded by Councillor Mrs Dalley

On a vote being taken, the matter was approved unanimously.





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**P. 3527 TO RECEIVE INFORMATION PROVIDED AT PLANNING TRAINING SESSION FOR LOCAL CLERKS HELD AT LAUNCESTON TOWN COUNCIL**

**P.3527.2 RESOLVED:** that the information provided at a Planning Training Session for Local Clerks held at Launceston Town Council be received.

Proposed by Councillor Mrs Dalley  
Seconded by Councillor Atherfold

On a vote being taken, the matter was approved unanimously.

**P.3528 TO RECEIVE THE FOLLOWING TEMPORARY PROHIBITION OF TRAFFIC ORDERS: (i) GWINEAR ROAD, CONNOR DOWNS; AND (ii) CAMBORNE REMEMBRANCE PARADE**

**P.3528.2 RESOLVED:** that the Temporary Prohibition of Traffic notices for (i) Gwinear Road, Connor Downs; and (ii) Camborne Remembrance Parade be noted.

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 8.57pm.

**APPENDIX 1**

TC Number: **16/152**  
CC Number: PA16/09203  
Development: First floor rear extension and new French doors at rear of ground floor.  
Location: 18 Llawanroc Close, Camborne, TR14 7AS  
Grid Ref: 165234/39567  
Applicant: Mr & Mrs Lyth  
Date Considered: 01.11.16  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

TC Number: **16/154**  
CC Number: PA16/08755  
Development: Change of use of property from Cornwall Council Family Centre, usage class C2 to Sui Generis supported living accommodation  
Location: Camborne Family Centre, Penelvan, 22 Roskear, Camborne, TR14 8DN  
Grid Ref: 165590/40621  
Applicant: Regard Supported Living  
Date Considered: 01.11.16  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

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TC Number: **16/155**  
CC Number: PA16/09209  
Development: Two storey side extension to provide garage to ground floor and a further bedroom with en suite to first floor.  
Location: 14 The Crescent, Camborne, TR14 7LP  
Grid Ref: 164528/40564  
Applicant: Mr Philip Corrin  
Date Considered: 01.11.16  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

TC Number: **16/160**  
CC Number: PA16/09318  
Development: Certificate of lawfulness existing: Use of a building as a dwelling.  
Location: The Chalet Hillside, Hangmans Hill, Troon, TR14 9JF  
Grid Ref: 167601/36967  
Applicant: Ms Sharpe  
Date Considered: 01.11.16  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

TC Number: **16/161**  
CC Number: PA/09454  
Development: Retention and completion of a block garage replacing previous garage.  
Location: 27 Lower Pengegon, Pengegon, Camborne  
Grid Ref: 16589/40015  
Applicant: Mr R Knight  
Date Considered: 01.11.16  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

TC Number: **16/162**  
CC Number: PA16/09390  
Development: Convert existing dwelling into two flats and one dwelling.  
Location: 19 Pendarves Street, Tuckingmill, TR148NP  
Grid Ref: 165775/40847  
Applicant: Michelle McClary  
Date Considered: 01.11.16  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

TC Number: **16/163**  
CC Number: PA16/09491  
Development: Proposed first floor extension including rooflights and general alterations.  
Location: 2 The Old Barns, Kehelland, TR14 0DD  
Grid Ref: 162320/41072  
Applicant: Mr & Mrs Burford  
Date Considered: 01.11.16  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

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TC Number: **16/164**  
CC Number: PA16/09316  
Development: Outline application for erection of dwelling and associated works.  
Location: Land Adj to 25 Higher Pengegon, Pengegon, Camborne  
Grid Ref: 166015/39764  
Applicant: Mr & Mrs Perrin  
Date Considered: 01.11.16  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

TC Number: **16/166**  
CC Number: PA16/09943  
Development: To erect a UPVC conservatory and extension to the garage.  
Location: 18 Penvale Close, Barripper, TR14 0QP  
Grid Ref: 163365/38401  
Applicant: Mr & Mrs M Allum  
Date Considered: 01.11.16  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

**APPENDIX 2**

TC Number: **16/147**  
CC Number: PA16/08855  
Development: Proposed conversion of workshop into single dwelling.  
Location: Workshop, 66 Centenary Street Camborne, TR14 8HS  
Grid Ref: 165188/40122  
Applicant: Mr Paul Tellam  
Sent To: Councillor Chalker  
Date Considered: 01.11.16 deferred from 11.10.16  
Com Decision: Recommend refusal due to the presence of hazardous materials, lack of a Sensitive Development Questionnaire and serious highways issues of traffic generation, vehicular access and highway safety.

TC Number: **16/153**  
CC Number: PA16/08524  
Development: Building of new home at the side of existing family home.  
Location: Land Adj to 6 Rosewarne Close, Camborne, TR14 0AA  
Grid Ref: 164465/40858  
Applicant: Mr Adam Critchley  
Sent To: Councillor Atherfold  
Date Considered: 01.11.16  
Com Decision: No objection.

TC Number: **16/156**  
CC Number: PA16/06530  
Development: Formation of additional 1 bed apartment to development previously approved under ref PA15/12053.  
Location: Josiah Thomas Memorial Hall, Trevithick Road, Camborne  
Grid Ref: 164680/40136  
Applicant: Ms Rebecca Lewis  
Sent To: Councillor Gillingham  
Date Considered: 01.11.16  
Com Decision: Recommend refusal due to overdevelopment.

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TC Number: **16/157**  
CC Number: PA16/07191  
Development: Outline planning permission with some matters reserved: construction of four x 1 bedroom apartments.  
Location: Rear of 16 Chapel Street, Victoria Street, Camborne, TR14 8ED  
Applicant: Messrs Taylor & Yates  
Sent To: Councillor Collins  
Date Considered: 01.11.16  
Com Decision: Recommend refusal due to lack of a Heritage Impact Assessment and contrary to National Planning Policy Framework policies 128, 132, and 137.

TC Number: **16/158**  
CC Number: PA16/09221  
Development: First floor extension to form dormer style property with integrated annex at ground floor and roof terrace.  
Location: 54A Mount Pleasant Road, Camborne, TR14 7RJ  
Grid Ref: 164786/39337  
Applicant: Mr & Mrs Barr  
Sent To: Councillor Godolphin  
Date Considered: 01.11.16  
Com Decision: No objection subject to the removal of the roof terrace and the removal of the study on the garage.

TC Number: **16/159**  
CC Number: PA16/09196  
Development: Proposed residential development comprising a cross subsidy scheme for 20 dwellings (10 affordable and 10 open market) together with access, estate roads and landscaping.  
Location: Land at Fore Street, Barrripper, Camborne, TR14 0QW  
Grid Ref: 163627/38574  
Applicant: Poltair Housing Ltd  
Sent To: Councillor Mrs Dalley  
Date Considered: 01.11.16  
Com Decision: Recommend refusal as contrary to National Planning Policy Framework policies 89, 90, 91, 99, 100, 101 and 102.

TC Number: **16/165**  
CC Number: PA16/08628  
Development: To extend an existing 2 storey extension to the rear of the dwelling, which will enlarge a current kitchen and create a further bedroom above.  
Location: 20a Dolcoath Road, Camborne, TR14 8RW  
Grid Ref: 165469/40344  
Applicant: Mr Jonathan Bray  
Sent To: Councillor Winter  
Date Considered: 01.11.16  
Com Decision: No objection as accords with National Planning Policy Framework policies 126 and 129.

TC Number: **16/167**  
CC Number: PA16/09190  
Development: Erection of 7 dwellings and associated works.  
Location: Land Adjacent to Pengegon Villa, Higher Pengegon, Pengegon, Camborne, TR14 7UA  
Grid Ref: 165928/39729  
Applicant: Mount Lidden Ltd  
Sent To: Councillor Dalley

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Date Considered: 01.11.16  
Com Decision: Recommend refusal due to the lack of capacity of the physical infrastructure  
- public drainage and highways issues of traffic generation, vehicular access  
and highway safety.

SIGNED BY THE CHAIRMAN.....

DATE .....

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