

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 28TH NOVEMBER 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 28th November 2017 at 6.30 pm.

PRESENT Councillor J P Collins Chairman
Councillor C Godolphin Vice Chairman
Councillor Mrs Dalley
Councillor Ms Fox
Councillor V Kelynack from point mentioned
Councillor R Marshall
Councillor J Morgan
Councillor G Winter

In Attendance: Amanda Mugford, Town Clerk; Melanie Negus, Administrative Assistant; four representatives of Quora Developments, Cornwall Councillors Dave Biggs and John Herd and one member of the public.

The Chairman explained the safety procedures to all present.

P.3799 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3799.2 RESOLVED: that the apologies from Councillor L Lemon for non-attendance of the meeting of the Planning and Development Committee held on 28th November 2017 were received

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.3800 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.3801 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

Councillor V Kelynack entered the meeting and apologised for her late arrival.

P.3802 CHAIRMAN'S ANNOUNCEMENTS

The Town Clerk informed members that there would be no planning application power points provided by the staff during her absence, due to the increased workload on the staff.

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P.3803 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 7TH NOVEMBER 2017 AND THE CHAIRMAN TO SIGN THEM

P.3803.2 RESOLVED: that the minutes of the meeting of the Planning and Development Committee held on 7th November 2017 were received approved and signed by the Chairman

Proposed by Councillor Collins
Seconded by Councillor Godolphin

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

P.3804 TO NOTE THE MINUTES OF THE STRATEGIC BUDGET WORKING PARTY MEETING HELD ON 6TH NOVEMBER 2017

P.3804.2 RESOLVED: that the minutes of the meeting of the Strategic Budget Working Party held on 6th November 2017 were noted

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3805 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

The Town Clerk referred to minute reference P.3797 'correspondence from Cornwall Council on the Community Infrastructure Levy Draft Charging Schedule – submission to the Secretary of State'; and informed members that she had sent a response to this correspondence to the local MP, as protocol dictated that this should be done before sending to the Secretary of State.

She had received support on the response from Cornwall Councillors Dave Biggs and Paul White.

Members were in agreement with the Town Clerk that it would be beneficial to all parties to share this correspondence with neighbouring parishes.

P.3806 TO RECEIVE A PRE-APPLICATION PRESENTATION FROM QUORA DEVELOPMENTS FOR A RETAIL DEVELOPMENT SCHEME ON LAND BETWEEN ROSEWORTHY HILL AND THE A30

Four representatives of Quora Developments gave a short powerpoint presentation on a proposed retail development on land between Roseworthy Hill and the A30, and answered members questions:

Scheme Benefits & Next Steps

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- Improving choice for food and non-food retailing for residents of Camborne.
- Assist in retaining and clawing back trade lost to Hayle and Truro.
- Significant investment in the local area, as well as potential Section 106 contributions to support Camborne Town Centre.
- Creation of job opportunities for the local area during the construction phase. Creating between 160 to 170 new jobs within the proposed retail and drive thru units.
- Pre-application discussions with Cornwall Council and public consultation.
- Application to be supported by detailed technical assessments, in particular those relating to traffic and retail impact.
- Next steps and timescales going forward.
- The Town Council were asked for suggestions regarding S106 allocation.
- A public consultation meeting was to be arranged for January 2018.
- A consultation to take place with BID Camborne regarding engaging with local businesses.

Members questioned:

- The close proximity with the new stores to their other stores locally.
- The use of the land at Foundry Road near Tesco for the development project.

The developers responded stating that the land at Foundry Road Camborne was not big enough for the development, and the proximity to the other duplicate stores they did not see as a problem.

Councillor Ms Fox requested that there be environmental mitigation on the site.

The Chairman thanked the representatives from Quora Developments for the information received and their attendance.

The four representatives of Quora Developments and one member of the public left the meeting.

P.3807 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.3807.2 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 17/177, 17/179, 17/183, 17/184, and 17/187**

Proposed by Councillor Collins
Seconded by Councillor Godolphin

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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.

P.3808 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.

P.3808.2 RESOLVED:

that Camborne Town Council recommend deferring application 17/176 until the applicant provides the necessary confirmation of the quality and intensity of efforts in marketing part of this site for commercial use. As the development is in the proximity to the Camborne Air Quality Management Area that includes Wesley Street, there is an over-riding need to not increase the Nitrogen Dioxide (NO 2) in the area as there is recorded evidence of exceedance of the NO 2 annual mean objective being identified in the Wesley Street area since 2005 and the proposed areas of green space and importantly accompanying trees in the plan are much too small to maintain or improve the air quality. If Cornwall Council were minded to approve this application Camborne Town Council would request S106 contributions for open spaces, and also for education for the provision of additional school places to directly mitigate the impact of the proposed development, as the local schools are already over-subscribed

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

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

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The Corporate Plan

- Successful transfer of green spaces from Cornwall Council.
- Implementation of green space services.
- Programme for improvement and investment in green spaces.
- Successful transfer of the Passmore Edwards building.
- Completion of works to meet scheduled move of Town Council offices.
- Transfer of the library service.
- Communication, consultation and engagement.
- The Local Government Boundary Review.
- Managing change to facilitate training, development and welfare.
- Implementation of recommendations from staffing review.
- Implementation and compliance with General Data Protection Regulations

Transfer of green spaces, the Passmore Edwards building and implementation of associated services most significant priorities in terms of the Council's finances.

Core Principles

- Earmarked Reserves should only be used for 'one off' costs and expenditure incurred during 2017/2018 financial year.
- Referendum Principles are likely to be introduced for this tier of local government.
- Local Council Support Grant funding will cease.
- Transfer of the library service completed 2017/2018 year.
- Relocation to Passmore Edwards building May 2018.
- Transfer of up to 6 green spaces 2017/2018; continued negotiations on Phase 2 sites.
- Costs associated with devolution have been reflected in the budget for the relevant devolved service.
- Balanced responsibilities between Standing Committees.

2017/2018 Resource Allocation Planning and Development
There have been no changes made to the budget for Planning and Development.

Tax Base

Current tax base: **5,479.79**

Cornwall Council estimated Tax base for 2017/2018: **5,716.30**

Additional Considerations

Earmarked Reserves.

Local Government Boundary Review.

Other devolved services.

P.3811.2 RESOLVED:

To extend the meeting until the conclusion of business. A report from the Town Clerk on the draft revenue budget 2018/2019 was received

Proposed by Councillor Godolphin

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Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

P.3812 TO RECEIVE RECOMMENDATIONS FROM THE STRATEGIC BUDGET WORKING GROUP FOR THE PLANNING AND DEVELOPMENT COMMITTEE REVENUE BUDGET 2018/2019 AND AGREE RECOMMENDATIONS TO THE FINANCE AND GENERAL PURPOSES COMMITTEE FOR THE 2018/2019 BUDGET ACCORDINGLY

P.3812.2 RESOLVED: that the recommended draft budget for the Planning and development Committee from the Strategic Budget Working Party SBWP.34.2; was approved for recommendation to the Finance and General Purposes Committee

Proposed by Councillor Mrs Dalley
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3813 TO RECEIVE RECOMMENDATIONS FROM THE STRATEGIC BUDGET WORKING GROUP REGARDING EARMARKED RESERVES AND AGREE RECOMMENDATIONS TO THE FINANCE AND GENERAL PURPOSES COMMITTEE ACCORDINGLY

P.3813.2 RESOLVED: that the recommendation from the Strategic Budget Working Party SBWP.36.2 to the Planning and Development Committee, 'that THI Earmarked Reserve be re-named the Heritage Earmarked Reserve' was approved

Proposed by Councillor Mrs Dalley
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3813.3 RESOLVED: that the recommendation from the Strategic Budget Working Party SBWP.36.3 to the Planning and development Committee 'that any underspends at the end of the current financial year be rolled over to Earmarked Reserves with Green spaces, the library and Consultation & Engagement prioritised'; was rejected. The recommendation to the Finance and General Purposes Committee was 'to

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defer decision making on Earmarked reserves until February 2018, when a clearer picture on the Town Council's financial position would be available' and 'any remaining funds in the Communities and Consultation Budget be rolled over to Earmarked Reserves'

Proposed by Councillor Ms Fox
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

P.3814 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING THE SUBMISSION OF THE CORNWALL MINERALS SAFEGUARDING DEVELOPMENT PLAN DOCUMENT

P.3814.2 RESOLVED: that correspondence from Cornwall Council regarding the Submission of the Cornwall Minerals Safeguarding Development Plan Document was received

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3815 TO RECEIVE THE CORNWALL COUNCIL QUARTERLY PLANNING ENFORCEMENT REPORT 2017 QUARTER 1

P.3815.2 RESOLVED: that the Cornwall Council Quarterly Planning Enforcement Report 2017 Quarter 1 was received

Proposed by Councillor Godolphin
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

P.3816 TO RECEIVE AN ARTICLE FROM PAUL CLAYDEN, CHIEF EXECUTIVE OF THE LOCAL COUNCILS ADVISORY SERVICE REGARDING PLANNING PRINCIPLES AND THE LOCALISM ACT 2011

P.3816.2 RESOLVED: that article from Paul Clayden, Chief Executive of the Local Councils Advisory Service regarding Planning principles and the Localism Act 2011 was received

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

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On a vote being taken the matter was approved unanimously.

P.3817 TO RECEIVE NOTIFICATIONS OF TEMPORARY PROHIBITION OF TRAFFIC FOR:

- i) CAMBORNE CHRISTMAS LANTERN PARADE 19TH DECEMBER 2017**
- ii) LOWER PENGEGON, CAMBORNE 6TH- 8TH JANUARY 2018**

P.3817.2 RESOLVED: **that notification of Temporary Prohibition of Traffic for Camborne Christmas Lantern Parade 19th December 2017, 1730 to 2100 hours, was received**

Proposed by Councillor Godolphin
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

P.3817.3 RESOLVED: **that notification of Temporary Prohibition of Traffic for Lower Pengegon, Camborne 6th- 8th January 2018, 2000 to 0700 hours, was received**

Proposed by Councillor Godolphin
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.35 pm.

APPENDIX 1

TC Number: **17/177**
CC Number: PA17/10227
Development: Branch removal
Location: Duchy College, Rosewarne Downs, Camborne, TR14 0AB
Grid Ref: 164588/41174
Applicant: Cornwall College, Duchy Rosewarne
Date Considered: 28.11.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/179**
CC Number: PA17/09907
Development: Proposed extension
Location: 12 Rosewarne Close, Camborne, TR14 0AA
Grid Ref: 164511/40913
Applicant: Mr I Wilson

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Date Considered: 28.11.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/183**
CC Number: PA17/10148
Development: Demolition of rear part of building including outbuilding and extension to rear of property.
Location: 7 Mount Pleasant Road, Camborne, TR14 7RH
Grid Ref: 164816/39540
Applicant: Mr & Mrs M Darby
Date Considered: 28.11.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/184**
CC Number: PA17/10635
Development: Formation of new vehicle access with hard standing without compliance with condition 3 of W2/62/15115/O
Location: 2 Aneray Road, Camborne, TR14 8UA
Grid Ref: 165055/40616
Applicant: Mr & Mrs A Grady Deigan
Date Considered: 28.11.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/187**
CC Number: PA17/10714
Development: To provide room in the roof design and modifications to existing bungalow as detailed in this application.
Location: 15 Penware Parc, Camborne, TR14 7QR
Grid Ref: 164046/39323
Applicant: Mrs E Jones
Date Considered: 28.11.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

APPENDIX 2

TC Number: **17/176**
CC Number: PA17/09966
Development: Outline planning application with some matters reserved for the construction of up to 42 dwellings, including affordable housing and landscaping. All matters reserved other than access.
Location: Land NE of Tesco Foundry Road, Camborne
Grid Ref: 165362/40244
Applicant: Mr Britton, Homes England
Sent To: Councillor J P Collins
Date Considered: 28.11.17
Com Decision: Camborne Town Council recommend that Cornwall Council defer application 17/176 until the applicant provides the necessary confirmation of the quality and intensity of efforts in marketing part of this site for commercial use. As the development is in the proximity to the Camborne Air Quality Management Area that includes Wesley Street, there is an over-riding need to not increase

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the Nitrogen Dioxide (NO 2) in the area as there is recorded evidence of exceedance of the NO 2 annual mean objective being identified in the Wesley Street area since 2005 and the proposed areas of green space and importantly accompanying trees in the plan are much too small to maintain or improve the air quality.

If Cornwall Council were minded to approve this application Camborne Town Council would request S106 contributions for open spaces, and also for education for the provision of additional school places to directly mitigate the impact of the proposed development, as the local schools are already over-subscribed.

TC Number: **17/178**
CC Number: PA17/10074
Development: Change of use and conversion of redundant building to three residential dwellings. No 5 (3 bed) and No 5A + 5B (2 bedrooms) with parking space and garden for each dwelling.
Location: South Terrace, Camborne, TR14 7TE
Grid Ref: 164798/39743
Applicant: Mr & Mrs Ian Lacey
Sent To: Councillor J Morgan
Date Considered: 28.11.17
Com Decision: No Objection.

TC Number: **17/180**
CC Number: PA17/10179
Development: Proposed single garage.
Location: Land adj to Camborne Parish Hall, Church Street, Camborne
Grid Ref: 164543/40012
Applicant: Mr Steven Hamilton
Sent To: Councillor L Lemon
Date Considered: 28.11.17
Com Decision: Recommend that Cornwall Council refuses Planning Application 17/180 as it does not accord with CLP 24.

TC Number: **17/181**
CC Number: PA17/10272
Development: Non material amendment for alterations to location and treatment of boundaries to plots 9 & 10 and 18 & 19 (garden boundaries) in respect of decisions PA13/07044 & PA16/10878.
Location: Selwood Garage, North Roskear Road, Tuckingmill, Camborne, TR14 8PU
Applicant: Mr Tim Lewis, Kier Living
Sent To: Councillor J P Collins
Date Considered: 28.11.17
Com Decision: No Objection.

TC Number: **17/182**
CC Number: PA17/10473
Development: Certificate of lawfulness existing use for operation in respect of two existing caravans.
Location: Jacks Farm, Bolenowe, Troon, Camborne
Grid Ref: 167484/37835
Applicant: Mr G Gotts
Sent To: Councillor Ms Fox
Date Considered: 28.11.17

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Com Decision: Camborne Town Council recommend that Cornwall Council defer Planning Application 17/182 as the site block plan does not accord with aerial photographs taken in 2005. The property delineation was not clear, and ten years continuous occupation cannot be confirmed.

TC Number: **17/185**
CC Number: PA17/10375
Development: Demolition of existing garages and construction of two semi-detached houses.
Location: Garage at rear of South Terrace, Camborne, TR14 8SW
Grid Ref: 164677/39796
Applicant: Mr Jason Sincock
Sent To: Councillor G Winter
Date Considered: 28.11.17
Com Decision: Recommend that Cornwall Council refuses Planning Application 17/185 as it does not accord with NPPF 69 and 131, and CLP Policy 24.

TC Number: **17/186**
CC Number: PA17/10546
Development: Proposed sub-division of farmhouse to provide two 2 bedroom units with car parking and amenity area.
Location: Treswithian Farm, Park Holly, Treswithian, Camborne, TR14 7NN
Grid Ref: 163520/40354
Applicant: Mr & Mrs Eddy
Sent To: Councillor J P Collins
Date Considered: 28.11.17
Com Decision: No objection to Planning Application 17/186 it accords with NPPF 12, 14, 50 and 58, and CLP 1 and 2a.

TC Number: **17/188**
CC Number: PA17/10245
Development: Conversion and extension of existing garage into a single bedroom holiday let.
Location: The Cottage, Bolenowe Lane, Troon, TR14 9HP
Grid Ref: 167173/38506
Applicant: Mr & Mrs Hugo
Sent To: Councillor R Marshall
Date Considered: 28.11.17
Com Decision: Planning Application 17/186 accords with NPPF 3.28, 54 and 55, and CLP Objectives 2 and 5, and Camborne Town Council has no objections subject to a condition being applied tying the development to the main dwelling.

SIGNED BY THE CHAIRMAN.....

DATE

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