

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 7TH 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 7th 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
Councillor L Lemon
Councillor R Marshall
Councillor J Morgan

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.3786 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3786.2 RESOLVED: that the apologies from Councillor Winter for non-attendance of the meeting of the Planning and Development Committee held on 7th November 2017 were received

Proposed by Councillor Collins
Seconded by Councillor L Lemon

On a vote being taken the matter was approved unanimously.

P.3787 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.3788 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3789 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members of an upcoming pre application for a retail development along the A30 near Roseworthy.

P.3790 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 17TH OCTOBER 2017 AND THE CHAIRMAN TO SIGN THEM

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- P.3790.2 RESOLVED:** that the minutes of the meeting of the Planning and Development Committee held on 17th October 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.3791 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

- P.3792 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.3792.2 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 17/159, 17/160, 17/161, 17/162, 17/165 and 17/166,

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 were members of the public present.

- P.3793 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)**

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.

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- P.3793.2 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/173; subject to conditions being applied tying the annex to the main dwelling, and for family use only**

Proposed by Councillor L Lemon
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

- P.3793.3 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 17/158 as there were no WHS report, Land Contamination report or HIA; an incorrect ratio of affordable housing and the area has a history of flooding**

Proposed by Councillor Mrs Dalley
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

- P.3793.4 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/163**

Proposed by Councillor Collins
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

- P.3793.5 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/164**

Proposed by Councillor Morgan
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

- P.3793.6 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 17/167 due to overdevelopment of the site and the lack of parking provision**

Proposed by Councillor Godolphin
Seconded by Councillor Morgan

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

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There were four votes for the motion, three against and one abstention. Councillor Mrs Dalley asked that her name be recorded as voting for the motion. Councillor Collins asked that his name be recorded as voting against the motion.

P.3793.7 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/168 subject to conditions being applied tying the development to the main dwelling, and for family use only**

Proposed by Councillor Godolphin
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3793.8 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/169**

Proposed by Councillor Kelynack
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

P.3793.9 RESOLVED: **to recommend that Cornwall Council refuses Planning Application 17/170; as it does not adhere to Policies 3, 7 and 26 of the Cornwall Local Plan (CPL); and it is categorised as a Flood Zone 3b area**

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3793.10 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/171 in principle, subject to any overlooking issues being addressed and resolved**

Proposed by Councillor Ms Fox
Seconded by Councillor L Lemon

On a vote being taken the matter was approved unanimously.

P.3793.11 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection**

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to Planning Application 17/172

Proposed by Councillor V Kelynack
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

- P.3793.12 RESOLVED:** **to recommend that Cornwall Council refuses Planning Applications 17/174 & 175; as it is out of keeping with the local area, would damage the historic surrounding environment and not enhance the historic landscape. It does not adhere to CLP Policy 24 and NPPF Policy 12 (141), and it does not have a HIA or HBS**

Proposed by Councillor Morgan
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

- P.3794 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**

The Chairman informed members of works to prune a Cherry tree (PA17/09665) at the White House, 24 Basset Road, Camborne; Cornwall Council to use their delegated authority for a decision on this application.

- P.3794.2 RESOLVED:** **that a planning application from Cornwall Council for works which Cornwall Council will decide under delegated authority was received**

Proposed by Councillor Collins
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

- P.3795 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**

The Chairman informed members of correspondence received from Cornwall Council asking that the Town Council re-visit the 'no objection' decisions submitted on planning applications PA1707520 land west of Race Cottages, Treswithian Downs, and PA17/08597 12 Rosewarne Road; the Chairman and Vice Chairman submitted 'Agree to Disagree' on these applications.

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He also informed members that Cornwall Council were providing basic tree inspection training for its Planning Officers; Councillor Collins found this to be unacceptable as this was a specialist area; he would be discussing the matter with Mark Broomhead.

- P.3795.2 RESOLVED:** **that 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 was received**

Proposed by Councillor Godolphin
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

- P.3796 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING INCLUSION OF SITES IN CAMBORNE IN PART 1 OF THE BROWNFIELD REGISTER FOR CORNWALL AND AGREE A RESPONSE**

- P.3796.2 RESOLVED:** **that correspondence from Cornwall Council regarding inclusion of sites in Camborne in Part 1 of the Brownfield Register for Cornwall was received. The Town Council to respond with the following:**

A. Is the site suitable for residential development?

The Council has no objection to both sites being included in the Brownfield Register as it views them as suitable for residential development in accordance with NPPF 17 on brownfield land.

B. Is the site available for residential development?

The Council is unable to comment as does not know the intention of the landowners.

C. Is the site achievable for residential development?

The Council is unable to comment as does not know how viable each site would be. There are historic issues regarding mining features and contaminated land in this part of the

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Camborne parish that may have a negative impact on viability. Please also see comments in (E) below.

D. Is the suggested capacity appropriate?

Please see comments below (E) and previous comment regarding viability.

E. Are there any other issues you wish to raise?

Camborne Town Council has significant concerns about any additional development in the vicinity of Boilerworks Road and North Roskear Road. There has been considerable recent new development in the area; development is ongoing and more is planned to commence in the near future. The infrastructure is straining as a result as follows:

- The roads are narrow and the increased volume of traffic has raised serious highway safety issues. This would need to be properly addressed before any new permissions were granted.**
- Rosemellin Primary School is oversubscribed and at the current rate of increased population would need to expand by a classroom size every year; this is unsustainable (NPPF 72).**
- The quality of Public Open Space is very poor and sufficient provision and improvements are needed to enable the health and well-being of residents (NPPF 73).**

Camborne is a zero charge zone in the current draft charging schedule for CIL in Cornwall. Camborne Town Council, therefore, requests that Section 106 conditions are attached to any planning permission for either of these sites for contributions towards Education and Public Open Spaces while Highway Safety issues must be addressed in future plans. This would be essential to

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**ensure that the necessary infrastructure
is in place to make development
sustainable.**

Proposed by Councillor Godolphin
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

**P.3797 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL ON THE
COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE –
SUBMISSION TO THE SECRETARY OF STATE AND APPROVE ANY
APPROPRIATE ACTION**

Councillors were disappointed that Cornwall Council had not responded directly to Camborne Town Council to address the issues it had raised in response to the Cornwall CIL Draft Charging Schedule. It was agreed in the response that 'work was ongoing internally to define the decision making process' (for what CIL would be spent on) was unacceptable; Cornwall Council had been working on this since 2012. Furthermore the responses betrayed a lack of understanding about the 123 List and relationship between CIL and Section 106 funding. The unwillingness to include Town and Parish Councils in the Section 106 process was also unacceptable; particularly as Cornwall Council was devolving responsibility for public space amenities. The Cornwall Council officer comments to the Representation Responses were agreed to prove that Cornwall Council did not have a coherent strategy for investment in the infrastructure needed for sustainable development.

P.3797.2 RESOLVED:

that correspondence from Cornwall Council on the Community Infrastructure Levy Draft Charging Schedule – Submission to the Secretary of State was received. A letter be sent to the Secretary of State expressing the Town Council's grave concern at Cornwall Council's lack of a coherent strategy for investment in the infrastructure needed for sustainable development and exclusion of Town and Parish Councils in Cornwall from the Section 106 process; MP George Eustice and the Chief Executive Officer of Cornwall Council be copied in to the letter

Proposed by Councillor Godolphin
Seconded by Councillor L Lemon

On a vote being taken the matter was approved unanimously.

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P.3798 TO RECEIVE NOTICE OF A TEMPORARY PROHIBITION OF TRAFFIC ORDER FOR CAMBORNE REMEMBRANCE PARADE ON 12TH NOVEMBER 2017

P.3798.2 RESOLVED: that notice of a Temporary Prohibition of Traffic Order for Camborne Remembrance Parade on 12th November 2017 was received

Proposed by Councillor Mrs Dalley
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.23 pm.

Appendix 1

TC Number: **17/159**
CC Number: PA17/09512
Development: Retention and completion of side porch on raised patio area onto the existing park home.
Location: 57 Tremarle home Park, North Roskear, Camborne, TR14 0AT
Grid Ref: 165684/41211
Applicant: Mr Jonathan Taylor
Date Considered: 07.11.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/160**
CC Number: PA17/09490
Development: Loft conversion to form dormer window to bedroom and balcony.
Location: 10 Tolcarne Road, Beacon, Camborne
Grid Ref: 165544/38599
Applicant: Mrs V Edwards
Date Considered: 07.11.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/161**
CC Number: PA17/09590
Development: Proposed external lifting platform for disabled access.
Location: 23 Penforth, Camborne, TR14 7BW
Grid Ref: 165398/39588
Applicant: Mrs Ann Sara
Date Considered: 07.11.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/162**
CC Number: PA17/09260

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Development: Change of use and retention of existing store.
Location: 9 Kings Road, Camborne, TR14 8LS
Grid Ref: 164587/40705
Applicant: Mr Simon Yorke (S F Developers Ltd)
Date Considered: 07.11.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/165**
CC Number: PA17/09769
Development: First floor extension.
Location: 62 Aneray Road, Camborne, TR14 8UB
Grid Ref: 164900/40530
Applicant: Miss N Purvis
Date Considered: 07.11.17
Chair and Vice Chair recommendations:
Com Decision: No objection.

TC Number: **17/166**
CC Number: PA17/10031
Development: Non material amendment (No 4) for change in render colour to white to (PA14/04879) reserved matters application for phase 4/5 of the former Compair Holman site redevelopment following outline permission PA12/09647 dated 28.06.13 comprising 204 developments
Location: Apartment Block 3, Former Compair Holman Site, Land off Foundry Road, Lower Pengegon Road, Dolcoath Avenue & Wesley Street, Camborne, TR14 8SX
Applicant: Mr M Stead, Linden Homes South West
Date Considered: 07.11.14
Chair and Vice Chair recommendations:
Com Decision: No objection.

Appendix 2

TC Number: **17/158**
CC Number: PA17/08778
Development: Outline permission with all matters reserved for the erection of 9 dwellings.
Location: Land lying to the Northeast of Polgine Lane, Troon, Camborne
Grid Ref: 166495/38469
Applicant: Mr Mike Hooper
Sent To: Councillor Mrs Dalley
Date Considered: 07.11.17
Com Decision: Recommend refusal as there are no WHS report, Land Contamination report or HIA; an incorrect ratio of affordable housing, and the area has a history of flooding.

TC Number: **17/163**
CC Number: PA17/09771
Development: Rear first floor extension
Location: 34 Carnarthen Street, Camborne, TR14 8UW
Grid Ref: 165216/39946
Applicant: Mr & Mrs A Bartle
Sent To: Councillor J P Collins
Date Considered: 07.11.17
Com Decision: No objection.

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TC Number: **17/164**
CC Number: PA17/09614
Development: Proposed construction of flat.
Location: Land to the rear of Trelowarren Street, Camborne, TR14 8HL
Grid Ref: 164935/40098
Applicant: Mr Edwards
Sent To: Councillor J Morgan
Date Considered: 07.11.17
Com Decision: No objection.

TC Number: **17/167**
CC Number: PA17/09487
Development: Conversion of dwelling, annex and garage to 8no separate bedsits
Location: 14 Roskear, Camborne, TR14 8DJ
Grid Ref: 165470/40532
Applicant: Tony Booth, Pivotal Homes Group Ltd
Sent To: Councillor R Marshall
Date Considered: 07.11.17
Com Decision: Recommend refusal due to overdevelopment of the site and the lack of parking provision.

TC Number: **17/168**
CC Number: PA17/09643
Development: First floor extension over garage including external staircase.
Location: 11 Tehidy Road, Camborne, TR14 8TA
Grid Ref: 164696/40288
Applicant: Mr & Mrs B Cardew
Sent To: Councillor C Godolphin
Date Considered: 07.11.17
Com Decision: No objection, subject to conditions being applied tying the development to the main dwelling, and for family use only.

TC Number: **17/169**
CC Number: PA17/09664
Development: Listed building consent for remedial works to porch, front elevation and store.
Location: The White House, 24 Basset Road, Camborne, TR14 8SL
Grid Ref: 164590/39833
Applicant: Ms Thomas
Sent To: Councillor V Kalynack
Date Considered: 07.11.17
Com Decision: No objection.

TC Number: **17/170**
CC Number: PA17/09084
Development: To convert existing garage (originally for existing dwelling Ivy House) to a 1 bedroom annexe to the proposed 2 bedroom dwelling
Location: Ivy House. Chapel Hill, Brea, Camborne
Grid Ref: 166546/40016
Applicant: Doug Davis
Sent To: Councillor J P Collins
Date Considered: 07.11.17
Com Decision: Recommend refusal as it does not adhere to Policies 3, 7 and 26 of the Cornwall Local Plan (CPL); and it is categorised as a Flood Zone 3b area.

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TC Number: **17/171**
CC Number: PA17/09284
Development: Rear Extension & associated works.
Location: 34 Weeth Road, Camborne, TR14 7HU
Grid Ref: 164325/40623
Applicant: Mr & Mrs Moore
Sent To: Councillor Ms Fox
Date Considered: 07.11.17
Com Decision: No objection in principle, subject to any overlooking issues being addressed and resolved.

TC Number: **17/172**
CC Number: PA17/09285
Development: Two storey rear extension.
Location: 77 Dolcoath Road, Camborne, TR14 8RP
Grid Ref: 165654/40390
Applicant: Mr & Mrs Brown
Sent To: Councillor V Kelynack
Date Considered: 07.11.17
Com Decision: No objection.

TC Number: **17/173**
CC Number: PA17/09491
Development: Erection of detached annex
Location: New Acres, Bell Lake, Camborne, TR14 0JG
Grid Ref: 162610/42378
Applicant: Mr & Mrs T & J Hellings
Sent To: Councillor L Lemon
Date Considered: 07.11.17
Com Decision: No objection, subject to conditions being applied tying the annex to the main dwelling, and for family use only.

TC Number: **17/174**
CC Number: PA17/09136
Development: Proposed restoration & conversion of historic stables and replacement of existing garage with 2 bedroom holiday let with private courtyard and parking. New parking and turning for main house to be formed within grounds
Location: Treslothan House, Church Road, Treslothan, Camborne, TR14 9LP
Grid Ref: 165119/37830
Applicant: Mrs Berriman
Sent To: Councillor J Morgan
Date Considered: 07.11.17
Com Decision: Recommend refusal as it is out of keeping with the local area, would damage the historic surrounding environment and not enhance the historic landscape. It does not adhere to CLP Policy 24 and NPPF Policy 12 (141), and it does not have a HIA or HBS.

TC Number: **17/175**
CC Number: PA17/09137
Development: Listed building consent for proposed restoration & conversion of historic stables and replacement of existing garage with 2 bedroom holiday let with private courtyard and parking. New parking and turning for main house to be formed within grounds.
Location: Treslothan House, Church Road, Treslothan, Camborne TR14 9LP
Grid Ref: 165119/37830

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Applicant: Mr Berriman
Sent To: Councillor J Morgan
Date Considered: 07.11.17
Com Decision: Recommend refusal as it is out of keeping with the local area, would damage the historic surrounding environment and not enhance the historic landscape. It does not adhere to CLP Policy 24 and NPPF Policy 12 (141). It does not have a HIA or HBS.

SIGNED BY THE CHAIRMAN.....

DATE

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