

**CAMBORNE TOWN COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE 11<sup>TH</sup> OCTOBER 2016**

MINUTES of the meeting of the Planning & Development Committee of Camborne Town Council held Room GW03, Cornwall Council One Stop Shop, Dolcoath Avenue, Camborne on Tuesday 11<sup>th</sup> October 2016 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  
Councillor R Webber not a member of this committee

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

The Chairman explained the safety procedures to all present.

**P.3495 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

**P.3495.2 RESOLVED: that the apologies from Councillors Gillingham and Winter, for non-attendance of the meeting of the Planning and Development Committee held on 11<sup>th</sup> October 2016 were received**

Proposed by Councillor Atherfold  
Seconded by Councillor Dalley

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

There were no apologies submitted by Councillor Teixeira.

**P.3496 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**

Councillors Dalley and Mrs Dalley declared interests in agenda item 10 planning application 16/147 as they had applied for the use of a shop owned by the applicant.

**P.3497 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.3498 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman referred to the Cornwall Site Allocations Development Plan Document. The document has set a target for CPIR of 5,200 dwellings between 2010 and 2030. Permissions had been granted and work started

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on 1,212 properties; 2,450 had permissions granted but work not yet started.

**P.3499 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 20<sup>TH</sup> SEPTEMBER 2016 AND THE CHAIRMAN TO SIGN THEM**

**P.3499.2 RESOLVED:** that the minutes of the meeting of the Planning and Development Committee held on 20<sup>th</sup> September 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.3500 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.3501 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.3501.2 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 16/136, 16/138, 16/142, 16/143, 16/145, 16/146, 16/148, 16/149 and 16/150

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 were members of the public present wishing to speak.

**P.3502 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**

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**TO A MAXIMUM OF FIFTEEN MINUTES) AND TO CONSIDER  
PLANNING APPLICATIONS RECEIVED BY THE CLERK**

**TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED  
FORM 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.

Members of the public spoke in objection to planning application 16/135 their issues were:

- Bad design.
- Loss of trees and shrubs.
- The overshadowing by the Church of the affordable housing development.
- Inadequate sewerage drainage provision.
- Pedestrian safety.
- Highways safety issues.
- The defacing of the historic architecture.
- The possibility of an Addit running under the affordable housing development.

The residents had tried four years ago to explore the possibility of using the building as a community centre but had not been successful due to difficulties engaging with the building's trustees.

Councillor Webber informed members that the Heritage Officer and World Heritage had issues with the scheme as laid out in the design of this application.

**P.3502.2 RESOLVED: to recommend that Cornwall Council refuses Planning Application due 16/135, as this application does not in its present form conform to NPPF 126, 131 and 132**

Proposed by Councillor Collins  
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

Five members of the public left the meeting.

**P.3502.3 RESOLVED: to recommend that Cornwall Council refuses Planning Application 16/144 on the grounds of Material Planning Considerations; Highway safety issues, noise and disturbance, loss of sunlight, and smells and fumes**

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Proposed by Councillor Chalker  
Seconded by Councillor Dalley

On a vote being taken the matter was approved unanimously.

**P.3502.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/137**

Proposed by Councillor Collins  
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

**P.3502.5 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/139**

Proposed by Councillor Godolphin  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

**P.3502.6 RESOLVED: to recommend that Cornwall Council refuses Planning Application 16/141 on the grounds of; backland development, highway safety issues, loss of privacy to neighbouring properties and overlooking**

Proposed by Councillor Mrs Dalley  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

Having declared interests in planning application 16/147 Councillors Dalley and Mrs Dalley left the room; Councillor Webber also left the room.

**P.3502.7 RESOLVED: to defer Planning Application 16/147 to the next meeting of the Planning and Development Committee**

Proposed by Councillor Chalker  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

Councillors Dalley, Mrs Dalley and Webber re-entered the meeting.

**P.3502.8 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/151; subject**

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**to the drainage system being SUDS  
compliant in-line with NPPF 109**

Proposed by Councillor Chalker  
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

One member of the public left the meeting.

**P.3503 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 only application to be decided by Cornwall Council under delegated authority was the removal of a Scots Pine tree at Camborne Cricket Ground. This was due to the ground being located in a conservation area.

**P.3503.2 RESOLVED: that planning application PA16/08767 for works which Cornwall Council would decide under delegated authority was received**

Proposed by Councillor Collins  
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

**P.3504 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 reviewing.

**P.3505 TO RECEIVE THE CORNWALL COUNCIL CONSULTATION REGARDING CONTROLS ON FREE DISTRIBUTION OF PRINTED MATTER (FLYERING) AND AGREE ANY ACTION**

**P.3505.2 RESOLVED: that the Cornwall Council consultation regarding controls on free Distribution of Printed Matter (Flyering) be deferred until the next meeting of the Planning and Development Committee**

Proposed by Councillor Collins  
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

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**P.3506 TO RECEIVE CORNWALL COUNCIL'S SIGNAGE PANEL'S CORNISH LANGUAGE REPORT ON STREET NAMES AND DEVELOPMENT NAME FOR NORTH ROSKEAR AND AGREE ANY ACTION**

**P.3506.2 RESOLVED: that the Cornish Language Panel's report on Street Names and Development Name for North Roskear was received**

Proposed by Councillor Collins  
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

**P.3507 TO CONSIDER AND APPROVE STREET NAMES FOR A NEW DEVELOPMENT AT ROSKEAR FOR RECOMMENDATION TO KIER LIVING AND CORNWALL COUNCIL**

The Town Clerk informed members that the developers were asking for names for a plot, a road, a terrace and a house.

**P.3507.2 RESOLVED: that street names for a new development at Roskear for recommendation to Kier Living and Cornwall Council were considered; Hwel Resker Soth was the agreed name for the plot on the development**

Proposed by Councillor Godolphin  
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

**P.3507.3 RESOLVED: that street names for a new development at Roskear for recommendation to Kier Living and Cornwall Council were considered; Fordh Garnisyon was the agreed name for the Road Name on the development**

Proposed by Councillor Chalker  
Seconded by Councillor Dalley

On a vote being taken the matter was approved unanimously.

**P.3507.4 RESOLVED: that street names for a new development at Roskear for recommendation to Kier Living and Cornwall Council were considered; Hyns Souderji was the agreed name for the Terrace on the development**

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Proposed by Councillor Mrs Dalley  
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

- P.3507.5 RESOLVED: that street names for a new development at Roskear for recommendation to Kier Living and Cornwall Council were considered; Chi Rifel was the agreed name for the House on the development**

Proposed by Councillor Chalker  
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

- P.3508 TO RECEIVE THE CORNWALL COUNCIL CONSULTATION REGARDING CHANGES TO THE HACKNEY CARRIAGE AND PRIVATE HIRE DRIVER LICENSING POLICY AND AGREE A RESPONSE**

- P.3508.2 RESOLVED: that the Cornwall Council consultation regarding changes to the Hackney Carriage and Private Hire Driver Licensing Policy was received the agreed response to question 1 'We intend to adopt a knowledge test for all hackney carriage and private hire drivers throughout Cornwall', was yes**

Proposed by Councillor Godolphin  
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

- P.3508.3 RESOLVED: that the Town Council's response to question 2 on Cornwall Council consultation regarding changes to the Hackney Carriage and Private Hire Driver Licensing Policy 'We intend to adopt driver assessments for all hackney carriage and private hire drivers throughout Cornwall', was yes**

Proposed by Councillor Godolphin  
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

- P.3508.4 RESOLVED: that the Town Council's response to question 3 on Cornwall Council consultation regarding changes to the**

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**Hackney Carriage and Private Hire Driver  
Licensing Policy 'All applicants should  
have sufficient ability to speak English  
and understand spoken English', was yes**

Proposed by Councillor Godolphin  
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

- P.3508.5 RESOLVED:** **that the Town Council's response to question 4 on Cornwall Council consultation regarding changes to the Hackney Carriage and Private Hire Driver Licensing Policy 'We have updated the conviction guidelines to be applied when deciding whether a driver is 'fit and proper' to hold a licence' was yes**

Proposed by Councillor Godolphin  
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

- P.3508.6 RESOLVED:** **that the Town Council's response to question 4 on Cornwall Council consultation regarding changes to the Hackney Carriage and Private Hire Driver Licensing Policy 'We have updated the Code of Conduct that sets the professional standards expected of all licensed drivers, vehicle owners and operators' to hold a licence' was yes**

Proposed by Councillor Godolphin  
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

- P.3509 TO RECEIVE CORRESPONDENCE FROM MR ROY BILLINGHAM AND AGREE ANY RESPONSE**

- P.3509.2 RESOLVED:** **that correspondence from Mr Roy Bilingham was received; the Town Clerk send a formal thank you letter on behalf of the Town Council, informing him that when the pictures are in situ at the library he would be notified and invited to view**

Proposed by Councillor Collins



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Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

**P.3510 TO RECEIVE CORRESPONDENCE FROM COUNCILLOR ATHERFOLD REGARDING THE FLATS AT APPRENTICE COURT, FACING TREVU ROAD CAMBORNE**

**P.3510.2 RESOLVED: that correspondence from Councillor Atherfold regarding the flats at Apprentice Court, facing Trevu Road Camborne was received**

Proposed by Councillor Godolphin  
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

**P.3511 TO CONSIDER RESCHEDULING THE PLANNING AND DEVELOPMENT COMMITTEE MEETING DUE TO BE HELD ON 3<sup>RD</sup> JANUARY 2017 AND AGREE ACTION ACCORDINGLY**

**P.3511.2 RESOLVED: that the meetings scheduled for the 3<sup>rd</sup> and 27<sup>th</sup> January 2017 were cancelled and a meeting date of the 17<sup>th</sup> January set**

Proposed by Councillor Godolphin  
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

**P.3512 TO NOTE THE TEMPORARY PROHIBITION OF TRAFFIC NOTICE FOR COMMERCIAL AND TRELWARREN STREETS, CAMBORNE, 17<sup>TH</sup> OCTOBER TO 4<sup>TH</sup> NOVEMBER**

**P.3512.2 RESOLVED: that the Temporary Prohibition of Traffic Notice for Commercial and Trelowarren Streets, Camborne, 17<sup>th</sup> October to 4<sup>th</sup> November was noted**

Proposed by Councillor Godolphin  
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

**P.3513 TO NOTE THE APPEAL DECISION FROM THE PLANNING INSPECTORATE FOR PA16/00216 12 SOUTH TERRACE, CAMBORNE**

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**P.3513.2 RESOLVED:** **that the Appeal Decision from the  
Planning Inspectorate for PA16/00216  
12 South Terrace, Camborne was noted**

Proposed by Councillor Collins  
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 8.20 pm.

## **APPENDIX 1**

TC Number: **16/136**  
CC Number: PA16/07504  
Development: Two storey rear extension.  
Location: 6 Penmorvah Place, Camborne, TR14 7BD  
Grid Ref: 165333/39724  
Applicant: D Cahil  
Date Considered: 11.10.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

TC Number: **16/138**  
CC Number: PA16/06088  
Development: Proposed single storey studio apartment and commercial extension.  
Location: 119 Trelowarren Street, Camborne, TR14 8AW  
Grid Ref: 165090/40172  
Applicant: Mrs T Bradley  
Date Considered: 11.10.16  
Chair and Vice Chair recommendations:  
Com Decision: No Ojection

TC Number: **16/142**  
CC Number: PA16/08648  
Development: Retrospective planning to retain parking space for and creating 2 additional parking spaces.  
Location: 5 Rosewarne Terrace, Rosewarne, Camborne  
Grid Ref: 164782/41311  
Applicant: Mr B Cox  
Date Considered: 11.10.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

TC Number: **16/143**  
CC Number: PA16/08823  
Development: Works to a tree subject to a Tree Preservation Order, cown reduction of Norway Maple.  
Location: Rosewarne Holman Park, Camborne  
Grid Ref: 164963/40437  
Applicant: Mr Roger Exelaby Scope

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Date Considered: 11.10.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

TC Number: **16/145**  
CC Number: PA16/08930  
Development: First floor rear extension and alterations.  
Location: 53 New Road, Troon, TR14 9ES  
Grid Ref: 166335/37751  
Applicant: Mr & Mrs Hinds  
Date Considered: 11.10.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

TC Number: **16/146**  
CC Number: PA16/08786  
Development: Retrospective change of use to horse livery and sand school.  
Location: Little Pendarves, Killivose, Camborne  
Grid Ref: 164524/38589  
Applicant: Mr Richard Powning  
Date Considered: 11.10.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

TC Number: **16/148**  
CC Number: PA16/07544  
Development: Construction of a two bedroom property in the rear adjacent to existing log cabin which has been occupied for 7 years.  
Location: Land West of Number 18 Fore street, Barripper, Camborne  
Grid Ref: 163421/38345  
Applicant: Mr Paul Caddy  
Date Considered: 11.10.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

TC Number: **16/149**  
CC Number: PA16/08799  
Development: Removal of existing mobile single classroom unit and installation of new mobile double classroom unit.  
Location: Weeth County Primary School, Holman Avenue, Camborne, TR14 7GA  
Grid Ref: 164233/40549  
Applicant: Mr Paul Solaway, Cornwall County Council  
Date Considered: 11.10.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

TC Number: **16/150**  
CC Number: PA16/08924  
Development: Erection of porch extension.  
Location: 12 Weeth Close, Camborne, TR14 7JJ  
Grid Ref: 164110/40421  
Applicant: Mr & Mrs Harris  
Date Considered: 11.10.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection

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**APPENDIX 2**

TC Number: **16/135**  
CC Number: PA16/07417  
Development: Change of use of redundant Mission Church to 3 residential units.  
Construction of 3 residential units in northern grounds (terrace). Extension  
to church hall to provide additional meeting space.  
Location: Old Mission Church, Treslothan Road, Troon, Camborne  
Grid Ref: 165962/37932  
Applicant: Revd Dom Whitting, Troon Church Trust  
Sent To: Councillor J P Collins  
Date Considered: 11.10.16  
Com Decision: Recommend refusal; as this application does not in its present form conform  
to NPPF 126, 131 and 132

TC Number: **16/137**  
CC Number: PA16/08241  
Development: Proposed rear first floor bedroom extension.  
Location: 55 New Road, Troon, TR14 9ES  
Grid Ref: 166351/37719  
Applicant: Mr & Mrs M Pearce  
Sent To: Councillor J Teixeira  
Date Considered: 11.10.16  
Com Decision: No Objection

TC Number: **16/139**  
CC Number: PA16/08248  
Development: Formation of a sloped hardstanding.  
Location: 13 Penforth, Camborne, TR14 7BN  
Grid Ref: 165441/39686  
Applicant: Mr S Phillips  
Sent To: Councillor G Winter  
Date Considered: 11.10.16  
Com Decision: No Objection

TC Number: **16/141**  
CC Number: PA16/05393  
Development: Conversion of garage into dwelling.  
Location: 27 Cadogan Road, Camborne, TR14 7RY  
Grid Ref: 165345/39163  
Applicant: Ms Sarah Pipa-Harding  
Sent To: Councillor Mrs Dalley  
Date Considered: 11.10.16  
Com Decision: Recommend refusal on the grounds of; backland development, highway  
safety issues, loss of privacy to neighbouring properties and overlooking.

TC Number: **16/144**  
CC Number: PA16/07915  
Development: Construction of rear extension to provide 3 self contained flats.  
Location: 51 Mount Pleasant Road, Camborne, TR14 7RJ  
Grid Ref: 164848/39346  
Applicant: Mr Mark Fenton FMW Ltd  
Sent To: Councillor T Dalley  
Date Considered: 11.10.16

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Com Decision: Recommend refusal, on the grounds of Material Planning Considerations; Highway safety issues, noise and disturbance, loss of sunlight, and smells and fumes.

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 D Atherfold  
Date Considered: 11.10.16  
Com Decision: Deferred.

TC Number: **16/151**  
CC Number: PA16/09002  
Development: Construction of a detached two storey building.  
Location: Land rear of 34 Pengwarras Road, Camborne  
Grid Ref: 164112/40052  
Applicant: Mr Jim Rigby  
Sent To: Councillor T Chalker  
Date Considered: 11.10.16  
Com Decision: No Objection subject to the drainage system being SUDS compliant in-line with NPPF 109.

SIGNED BY THE CHAIRMAN.....

DATE .....

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