

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 17TH OCTOBER 2017**

MINUTES of the meeting of the Planning & Development Committee of Camborne Town Council held in Room GW03 (Ground Floor West 03), Cornwall Council One Stop Shop, Dolcoath Avenue, Camborne on Tuesday 17th October 2017 at 6.30 pm.

PRESENT Councillor J P Collins Chairman
Councillor C Godolphin Vice Chairman
Councillor Ms Fox
Councillor V Kelynack
Councillor R Marshall
Councillor J Morgan
Councillor G Winter

In Attendance: Melanie Negus, Administrative Assistant;
thirteen members of the public, and Councillor R Goodman attending as a member of the public.

The Chairman explained the safety procedures to all present.

P.3772 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3772.2 RESOLVED: that the apologies from Councillor Mrs Dalley for non-attendance of the meeting of the Planning and Development Committee held on 17th October 2017 were received

Proposed by Councillor Collins
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

There were no apologies submitted by Councillor L Lemon.

P.3773 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.3774 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3775 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

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P.3776 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 26TH SEPTEMBER 2017 AND THE CHAIRMAN TO SIGN THEM

P.3776.2 RESOLVED: that the minutes of the meeting of the Planning and Development Committee held on 26th September 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.3777 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.3778 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.3778.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 17/145, 17/146, 17/147, 17/151, 17/152, 17/153, 17/155, and 17/157

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 wishing to speak.

P.3779 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

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**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 17/148 their objections were:

- The two storey development would be on ground that is presently of a higher level than neighbouring properties, and would result in overlooking and overshadowing.
- Loss of privacy to neighbouring gardens.
- Out of keeping with local area.
- Surface water flooding.
- Inadequate antiquated sewerage system in village.
- Site surrounded by Cornish Hedges.
- Highway safety issues.
- Application refused in 1998 and one of the reasons given was highway safety issues.
- No Historic Impact Assessment.

The Chairman informed members that as the application was for outline planning permission with all matters reserved (no specifics) there were no reasons to refuse this. He advised the public to use the time before the submission of the full planning application, to obtain more information to strengthen their case of objection.

P.3779.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/148

Proposed by Councillor Collins
Seconded by Councillor Morgan

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

Eleven members of the public left the meeting.

A member of the public spoke in support of planning application 17/149. The applicant's wife intended to stock some rare breed pedigree pigs, and chickens at the site, and the caravan was to be used to change wet clothes wash-up after tending the animals, eat lunch in etc.

P.3779.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/149 in principle, but request that conditions be applied to this application, to restrict to non-residential use, with a three year time limit

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Proposed by Councillor R Marshall
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

One member of the public left the meeting.

A member of the public spoke in support of application 17/150, he informed members that a Certificate of Lawfulness had been granted in 2009 for a static caravan, and that it had been occupied since that date. The dwelling would be a three bedroom stone fronted dwelling that would be in keeping with the surrounding area. The certificate of lawfulness allowed for a much larger static caravan than was currently on the site and if permissions were refused the applicant intended to replace the existing van with a much larger one.

- P.3779.4 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 17/150 as it does not accord with NPPF 30, 55, 126; CLP Policy 7 and has no HIA or Historic Environment Site Management Plan. The static caravan on site does not appear to have been permanently occupied over the ten year period; and it is in close proximity to an historic ancient monument**

Proposed by Councillor Ms Fox
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

One member of the public left the meeting.

- P.3779.5 RESOLVED:** **to recommend that Cornwall Council refuses the coppice in Planning Application PA17/154, but allow the trimming of the branches overhanging the neighbouring property; and recommend that a Cornwall Council Tree Officer assess works needed as there is a TPO on the tree**

Proposed by Councillor V Kelynack
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

- P.3779.6 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application PA17/156, due to there being a TPO on the trees,**

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and the lack of a Tree Officers report

Proposed by Councillor Morgan
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

P.3780 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

There were no such applications.

P.3781 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 such applications.

P.3782 TO CONSIDER OPTIONS FOR POTENTIAL TRAFFIC IMPROVEMENTS AT THE INTERSECTION OF PARK HOLLY AND TRESWITHIAN ROAD AND APPROVE A RESPONSE TO CORNWALL COUNCIL AND CORMAC SOLUTIONS LTD

Members discussed the various options regarding parking at the intersection of Park Holly and Treswithian Downs.

P.3782.2 RESOLVED: that options for potential traffic improvements at the intersection of Park Holly and Treswithian Road were considered, and to respond to Cornwall Council and Cormac Solutions Ltd that Camborne Town Council's preferred option was the installation of Bollards in the roadside parking area outside of Treswithian Stores

Proposed by Councillor Collins
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

P.3783 TO RECEIVE THE NATIONAL ASSOCIATION OF LOCAL COUNCILS (NALC) POLICY CONSULTATION ON PLANNING FOR THE RIGHT HOMES IN THE RIGHT PLACES AND AGREE A RESPONSE

P.3783.2 RESOLVED: that the National Association of Local Councils (NALC) Policy Consultation on Planning for the Right Homes in the

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**Right Places was received; and that
Councillors respond individually. A
letter be sent to NALC supporting their
response**

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

**P.3784 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL
REGARDING THE CORNWALL BROWNFIELD LAND REGISTER**

**P.3784.2 RESOLVED: that correspondence from Cornwall
Council regarding the Cornwall
Brownfield Land Register was received**

Proposed by Councillor Godolphin
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

**P.3785 TO RECEIVE A TEMPORARY PROHIBITION OF TRAFFIC ORDER FOR
ASHILL, MENADARVA, KEHELLAND**

**P.3785.2 RESOLVED: that a Temporary Prohibition of Traffic
Order for Ashill, Menadarva, Kehelland
was received**

Proposed by Councillor Godolphin
Seconded by Councillor Morgan

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.08 pm.

APPENDIX 1

TC Number: **17/145**
CC Number: PA17/07875
Development: Listed building consent for various minor works and proposed signage.
Location: Basset Centre, Basset Road, Camborne, TR14 8SL
Grid Ref: 164588/39803
Applicant: Ms R Thomas
Date Considered: 17.10.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

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TC Number: **17/146**
CC Number: PA17/08031
Development: Conversion of a large 5 bedroom dwelling into one 3 bedroom unit and one 2 bedroom unit.
Location: 25 New Road, Troon, TR14 9EP
Grid Ref: 166267/37905
Applicant: Mr & Mrs Simon Tregenza
Date Considered: 17.10.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/147**
CC Number: PA17/08910
Development: Proposed single storey conservatory extension.
Location: Race Farm, Treswithian Downs, Camborne, TR14 0PU
Grid Ref: 163442/40942
Applicant: Mr & Mrs Thomas
Date Considered: 17.10.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/151**
CC Number: PA17/07520
Development: Two new detached dwellings.
Location: Land West of Race Cottages, Treswithian Downs, Camborne,
Grid Ref: 163408/40647
Applicant: Martin
Date Considered: 17.10.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/152**
CC Number: PA17/03783
Development: Conversion of former Methodist Chapel to dwelling including replacement of all roof coverings, installation of 3 roof lights and solar panels, repositioning of 2 windows to accommodate new first floor. Glazed panel in Northern elevation, and balcony.
Location: Penponds Methodist Church, Church Road, Penponds, Camborne, TR14 0QE
Applicant: Ms Donna Burnell
Date Considered: 17.10.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/153**
CC Number: PA17/03784
Development: Listed building consent for former Methodist Chapel.
Location: Penponds Methodist Church, Church Road, Penponds Camborne, TR14 0QE
Applicant: Ms Donna Burnell
Date Considered: 17.10.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/155**
CC Number: PA17/09174
Development: Various tree works
Location: 1 Holmans Court, Trevithick Road, Camborne, TR14 8LQ

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Applicant: Mrs Anita Johnson DCH
Date Considered: 17.10.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **17/157**
CC Number: PA17/09231
Development: Amended design to plot 2 for the addition of a conservatory (previous approval PA13/10394 for removal of storage buildings, portable buildings and part boundary wall, and construction of 3 chalet bungalows with associated amenity parking and access)
Location: County Council Yard, Mount Pleasant Road, Camborne, TR14 7RF
Grid Ref: 164819/39630
Applicant: Mr Harris
Date Considered: 17.10.17
Chair and Vice Chair recommendations:
Com Decision: No Objection.

APPENDIX 2

TC Number: **17/148**
CC Number: PA17/08950
Development: Outline planning permission with all matters reserved: Construction of a detached dwelling.
Location: Land North of number 38 Laity Road, Troon, Camborne
Grid Ref: 166083/37761
Applicant: Mrs M Bryant
Sent To: Councillor J P Collins
Date Considered: 17.10.17
Com Decision: No Objection.

TC Number: **17/149**
CC Number: PA17/03803
Development: Proposal for pole type barn shed for chickens & food storage, and siting of static caravan.
Location: Land at West Chy Carn Moor, Troon, Camborne
Grid Ref: 166647/37749
Applicant: Mr John Doyle
Sent To: Councillor R Marshall
Date Considered: 17.10.17
Com Decision: No objection in principle, but request that conditions be applied to this application, to restrict to non-residential use, with a three year time limit.

TC Number: **17/150**
CC Number: PA17/08040
Development: Outline planning permission with some matters reserved: Replacement dwelling, a three bedroom house to replace the static caravan allowed under Certificate of Lawfulness Permission PA01/01696/LU
Location: The Vanesse, Newton Moor, Troon, Camborne
Grid Ref: 166719/38794
Applicant: Mr D Allen
Sent To: Councillor Ms Fox
Date Considered: 17.10.17
Com Decision: Recommend refusal as it does not accord with NPPF 30, 55, 126; CLP Policy 7 and has no HIA or Historic Environment Site Management Plan. The static caravan on site does not appear to have been permanently occupied over

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the ten year period; and it is in close proximity to an historic ancient monument.

TC Number: **17/154**
CC Number: PA17/09388
Development: Coppice an Ash Tree
Location: Rosewarne, Holman Park, Camborne, TR14 8FD
Grid Ref: 164963/4037
Applicant: Scope Rosewarne
Sent To: Councillor Mr V Kelynack
Date Considered: 17.10.17
Com Decision: Recommend refusal to coppice, but allow the trimming of the branches overhanging the neighbouring property; and recommend that a Cornwall Council Tree Officer assess works needed.

TC Number: **17/156**
CC Number: PA17/09519
Development: Works to fell - T1 Sycamore tree, T2 Yew tree and T3 Holm Oak tree all subject to a TPO.
Location: 16 Rosewarne Gardens, Camborne, TR14 8TH
Grid Ref: 164722/40495
Applicant: Mr M Brownlea
Sent To: Councillor J Morgan
Date Considered: 17.10.17
Com Decision: Recommend refusal; due to there being a TPOs on the trees, and the lack of a Tree Officers report.

SIGNED BY THE CHAIRMAN.....

DATE

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