

**CAMBORNE TOWN COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE 5<sup>th</sup> SEPTEMBER 2017**

MINUTES of the meeting of the Planning & Development Committee of Camborne Town Council held at the Council Offices, The Basset Centre, Basset Road, Camborne on Tuesday 5<sup>th</sup> September 2017 at 6.30 pm.

PRESENT Councillor J Collins Chairman  
Councillor C Godolphin Vice Chairman  
Councillor Mrs V Dalley  
Councillor Ms Fox (from point mentioned)  
Councillor V Kelynack  
Councillor L Lemon  
Councillor R Marshall

In Attendance: Amanda Mugford, Town Clerk.

The Chairman explained the safety procedures to all present.

**P.3741 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

**P.3741.2 RESOLVED: that apologies from Councillor Winter for non-attendance of the Planning and Development Committee meeting held on 5<sup>th</sup> September 2017 were received**

Proposed by Councillor Mrs Dalley  
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

**P.3742 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 interests declared.

**P.3743 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.3744 CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

**P.3745 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 15<sup>TH</sup> AUGUST 2017 AND THE CHAIRMAN TO SIGN THEM**

**P.3745.2 RESOLVED: that the minutes of the meeting of the Planning and Development Committee held on 15<sup>th</sup> August 2017 were received approved and signed by the Chairman**

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Proposed by Councillor Collins  
Seconded by Councillor L Lemon

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

Councillor Ms Fox entered the meeting at 6.33pm and apologised for her late arrival.

**P.3746 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

Councillor Ms Fox declared a non-registerable interest in the agenda item concerning Notice of an application to remove 12.4 hectares of land at Pendarves Woods from the register of common land, as she knew the landowner.

**P.3747 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.3747.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 17/128, 17/129, 17/132, 17/134, 17/136, 17/137 and 17/138**

Proposed by Councillor Collins  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

**P.3748 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.

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**P.3748.2 RESOLVED:** to recommend that Cornwall Council refuses Planning Application 17/130 (PA17/07101) due to overdevelopment of the site and lack of sufficient amenity area

Proposed by Councillor Godolphin  
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

**P.3748.3 RESOLVED:** to recommend that Cornwall Council approves Planning Application 17/131 (PA17/05894) subject to the structure being tied to the dwelling for domestic use only

Proposed by Councillor Godolphin  
Seconded by Councillor Mrs Dalley

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

**P.3748.4 RESOLVED:** to recommend that Cornwall Council refuses Planning Application 17/133 (PA17/07280) as it does not concur with NPPF 94, 99,100, 103 and in the circumstances must accord with NPPF 101 and 102. Furthermore, the application does not accord with Cornwall Local Plan paragraphs 2.198 and 2.199 and Policy 26

Proposed by Councillor Collins  
Seconded by Councillor R Marshall

On a vote being taken the matter was approved unanimously.

**P.3748.5 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/135 (PA17/07279)

Proposed by Councillor Collins  
Seconded by Councillor Mrs Dalley

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

**P.3748.6 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has deferred making a response on Planning application 17/139 (PA17/07840) until it

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**has the necessary information from a  
trained arboriculturist to make a quality  
decision in view of the Tree Preservation  
Order at this site**

Proposed by Councillor L Lemon  
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

**P.3749 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.3750 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 reported that, having been asked to review the Town Council's decision on Planning Application PA17/06195, they had responded to "Agree to Disagree" with Cornwall Council.

**P.3751 TO RECEIVE NOTICE OF AN APPLICATION TO REMOVE 12.4 HECTARES OF LAND AT PENDARVES WOODS FROM THE REGISTER OF COMMON LAND AND AGREE ANY ACTION.**

Councillor Ms Fox left the room having previously declared a non-registerable interest in this item.

The Town Clerk reported that she had contacted the Commons and Greens Registration Officer at Cornwall Council for information about the legislation and process. He had advised the following:

- Central government had acknowledged in the Commons Act 2006 that mistakes had been made under the previous Act;
- Any Representation must be supported by legal evidence as the basis for an objection;
- Evidence that the land met the definition of 'land subject to rights of common; wasteland of a manor; town or village green within the meaning of the 1965 as originally enacted; or, land of a description specified in section 11 of the Inclosure Act 1845 (c.118) was needed.
- Use of the land since 1968 was irrelevant; evidence would have to be put forward regarding its use pre-registration;
- In the event that Representations were made against the application an Oral Hearing would have to be provided;

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- In the event the land was removed from the Common Land Register it would remain access land under the Countryside and Rights of Way Act 2000 until the maps were reviewed (this was supposed to occur every 10 years but had not yet been done);
- In order to remain access land when the maps were reviewed it must be Mountain, Heath, Down or Moor.

The Town Clerk described the criteria necessary to meet the definition of the various types of land that met the Commons Act requirements. Councillors expressed concern that the land could be removed from the Common Land Register and emphasised its importance both to local people and as a habitat to rare species.

**P.3751.2 RESOLVED: to receive with regret the Application to remove 12.4 hectares of land at Pendarves Woods from the Common Land Register**

Proposed by Councillor Godolphin  
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

Councillor Ms Fox re-entered the meeting.

**P.3752 TO RECEIVE A REPORT FROM AKADEMI KERNEWEK REGARDING STREET NAMES FOR NEW ADDRESSES IN HIGHER PENGEGON AND AGREE RECOMMENDATIONS TO BE SENT TO THE DEVELOPER**

There was a discussion about the process for the Committee's Working Group for street name recommendations; Councillors on the Group apologised as they had misunderstood what needed to be done. It was agreed that the Group could benefit from a wider membership and that Councillors not on the Planning and Development Committee should be invited to join.

Councillors considered the recommendations made by the Akademi Kernewek in view of Cornwall Council's policy advice on street naming that "it is encouraged that such names should be in the Cornish Language and refer to local historical heritage, natural or landscape features".

**P.3752.2 RESOLVED: to recommend street names for addresses in Higher Pengegon as follows: Rosva an Arlodhes (Lady's Drive), Rosva Arlodhes Basset (Lady Basset Drive) and Lowarth Hutton (Hutton's Garden)**

Proposed by Councillor Collins  
Seconded by Councillor Ms Fox

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

- P.3752.3 RESOLVED: Members of the Council not on the Planning and Development Committee should be invited to join the Street Naming Working Group through an item to be put on the Full Council agenda**

Proposed by Councillor Collins  
Seconded by Councillor Ms Fox

On a vote being taken the matter was approved unanimously.

- P.3753 TO RECEIVE CORRESPONDENCE FROM CARN BREA PARISH COUNCIL REGARDING NEIGHBOURHOOD PLANNING AND AGREE A RESPONSE**

- P.3753.2 RESOLVED: that correspondence from Carn Brea Parish Council regarding Neighbourhood Planning was received. To respond to Carn Brea Parish Council explaining that this Council was not currently intending to develop a Neighbourhood Plan due to the size of the Camborne Parish, the cost of the project (particularly for a parish this size) and importantly due to Camborne being designated by Cornwall Council as a Zero Charge zone for the Community Infrastructure Levy. Camborne Town Council would, however, be happy to share any information that Carn Brea Parish Council might need when developing its Neighbourhood Plan**

Proposed by Councillor Collins  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

- P.3754 TO RECEIVE CONFIRMATION OF A TREE PRESERVATION ORDER MADE AT LAND ASSOCIATED WITH TRESWITHIAN FARM, PARK HOLLY, CAMBORNE**

The Chairman expressed his pleasure at receipt of the Order.

- P.3754.2 RESOLVED: to receive a Tree Preservation Order made at land associated with Treswithian Farm, Park Holly, Camborne**

Proposed by Councillor Collins  
Seconded by Councillor Ms Fox

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On a vote being taken the matter was approved unanimously.

**P.3755 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING A NOMINATION TO REGISTER THE CORNISH CHOUGHS INN AS AN ASSET OF COMMUNITY VALUE**

**P.3755.2 RESOLVED: to support the nomination to register the Cornish Choughs Inn as an Asset of Community Value**

Proposed by Councillor Ms Fox  
Seconded by Councillor V Kelynack

On a vote being taken the matter was approved unanimously.

**P.3756 TO RECEIVE ORDER DECISION FPS/D0840/7/24 (ADDITION OF RESTRICTED BYWAY FROM ROAD U6036 TO BRIDLEWAY 62 CAMBORNE)**

Councillors agreed that they were very pleased with the Order Decision.

**P.3756.2 RESOLVED: to receive Order Decision FPS/D0840/7/24 (addition of restricted Byway from road U6036 to Bridleway 62 Camborne)**

Proposed by Councillor Ms Fox  
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

**P.3757 TO NOTE TEMPORARY PRHIBITION OF TRAFFIC ORDERS FOR:**

- i. North Road and Vyvyan Street 2<sup>nd</sup> - 4<sup>th</sup> October 2017.**
- ii. Church View Road 9<sup>th</sup> - 11<sup>th</sup> October 2017.**
- iii. Ashill, Menadarva, Kehelland 23<sup>rd</sup> - 27<sup>th</sup> October 2017.**

**P.3757.2 RESOLVED: to note Temporary Prohibition of Traffic Orders for North Road and Vyvyan Street, Church View Road, and Ashill**

Proposed by Councillor Mrs Dalley  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.03 pm.

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**APPENDIX 1**

TC Number: **17/128**  
CC Number: PA17/06273  
Development: Application for Listed Building Consent for retrospective consent to divide cottage in to two.  
Location: Plot 2 & 3 Courtyard Cottages, Holman Park, Camborne  
Grid Ref: 164851/40410  
Applicant: Mrs Lesley Price, Price Properties Ltd  
Date Considered: 05.09.17  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

TC Number: **17/129**  
CC Number: PA17/06272  
Development: Retrospective consent to divide cottage in to two.  
Location: Plot 2 & 3 Courtyard Cottages, Holman Park, Camborne  
Grid Ref: 164851/40410  
Applicant: Mrs Lesley Price, Price Properties Ltd  
Date Considered: 05.09.17  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

TC Number: **17/132**  
CC Number: PA17/06955  
Development: Bedroom extension including roof light.  
Location: 2 Park View, Crane Road, Camborne  
Grid Ref: 164095/39939  
Applicant: Mr J Martin  
Date Considered: 05.09.17  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

TC Number: **17/134**  
CC Number: PA17/06802  
Development: Plan type substitution to provide 4 bedroom disabled dwelling.  
Location: Plot A, 12 Boiler Works Road, North Roskear, Camborne  
Grid Ref: 165387/41170  
Applicant: Coastline Housing  
Date Considered: 05.09.17  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

TC Number: **17/136**  
CC Number: PA17/05892  
Development: Proposed extensions and alterations  
Location: 6 Park An Gorsaf, Camborne, TR14 7XL  
Applicant: Mr & Mrs S E Jose  
Date Considered: 05.09.17  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

TC Number: **17/137**  
CC Number: PA17/07850  
Development: Change of use from care home to residential dwelling.  
Location: Rosedene House, 22 Rosewarne Road, Camborne



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Grid Ref: 164888/40280  
Applicant: Mr Alcwyn Parker-Price  
Date Considered: 05.09.17  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

TC Number: **17/138**  
CC Number: PA17/07477  
Development: Two storey extension  
Location: 23A Cadogan Road, Camborne TR14 7RY  
Grid Ref: 165399/39253  
Applicant: Mrs Rebecca Mutter  
Date Considered: 05.09.17  
Chair and Vice Chair recommendations:  
Com Decision: No objection.

**APPENDIX 2**

TC Number: **17/130**  
CC Number: PA17/07107  
Development: Proposed demolition of garage and construction of 3 bedroom dwelling, 2 garages with 1 bedroom flat above.  
Location: Land rear of 10 Tehidy Road, Eastern Lane, Camborne  
Grid Ref: 164663/40532  
Applicant: Mr N Mitchell  
Sent To: Councillor V Kelynack  
Date Considered: 05.09.17  
Com Decision: to recommend that Cornwall Council refuses Planning Application 17/130 (PA17/07107) due to overdevelopment of the site and lack of sufficient amenity area.

TC Number: **17/131**  
CC Number: PA17/05894  
Development: New garage/storage  
Location: 19 Dolcoath Avenue, Camborne, TR14 8RY  
Applicant: Mr D Semmens  
Sent To: Councillor R Marshall  
Date Considered: 05.09.17  
Com Decision: to recommend that Cornwall Council approves Application 17/131 (PA17/05894) subject to the structure being tied to the dwelling for domestic use only.

TC Number: **17/133**  
CC Number: PA17/07280  
Development: New dwelling and associated works  
Location: Land Adj to Brea Playing Fields, Nancevallon, Brea, Cornwall  
Grid Ref: 166510/40259  
Applicant: Mr Chris Morgan  
Sent To: Councillor J P Collins  
Date Considered: 05.09.17  
Com Decision: To recommend that Cornwall Council refuses Planning Application 17/133 (PA17/07280) as it does not concur with NPPF 94, 99, 100, 103 and in the circumstances must accord with NPPF 101 and 102. Furthermore, the application does not accord with Cornwall Local Plan paragraphs 2.198 and 2.199 and policy 26.

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TC Number: **17/135**  
CC Number: PA17/07279  
Development: Outline application with all matters reserved for the demolition of existing dwelling and the construction of 3 new detached dwellings.  
Location: Five Trees, Merry Meeting, Roseworthy, Camborne, TR14 0DS  
Grid Ref: 161935/39857  
Applicant: Mr & Mrs Michael & Anna Campbell & Walker  
Sent To: Councillor G Winter  
Date Considered: 05.09.17  
Com Decision: That Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 17/135 (PA17/07279).

TC Number: **17/139**  
CC Number: PA17/07840  
Development: Fell Monterey Pine  
Location: Atlanta, Treslothan Road, Troon, TR14 9JX  
Grid Ref: 165739/37728  
Applicant: Mr Hampton  
Sent To: Councillor L Lemon  
Date Considered: 05.09.17  
Com Decision: That Camborne Town Council responds to Cornwall Council that it has deferred making a response on planning application 17/139 (PA17/07840) until it has the necessary information from a trained arboriculturist to make a quality decision in view of the Tree Preservation Order at this site.

SIGNED BY THE CHAIRMAN.....

DATE .....