

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 9TH JUNE 2014**

MINUTES of the meeting of the Planning Committee of Camborne Town Council held in the Council Office, The Basset Centre, Basset Road, Camborne on Monday 9th June 2014 at 6.30 pm.

PRESENT Councillor G Taylor Chairman
Councillor A Sanders Vice Chairman

Councillor M Brown
Councillor J Gillingham
Councillor C Godolphin from point mentioned
Councillor Ms J Merrick
Councillor S Odgers
Councillor Ms J Robinson from point mentioned
Councillor T Chalker (Ex Officio)
Councillor Ms Z Fox not a member of this committee and until point mentioned

In Attendance: Mrs B Pascoe, Deputy Town Clerk; Miss Melanie Negus, Administrative Assistant and eleven members of the public.

The Chairman explained the safety procedures to all present

P.2933 TO RECEIVE AND APPROVE APOLOGIES FOR NON-ATTENDANCE

P.2933.2 RESOLVED: that the apologies from Councillor Godolphin for late arrival of the meeting of the Planning Committee held on 9th June 2014 were received

Proposed by Councillor Odgers
Seconded by Councillor Sanders

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

No apologies were submitted from Councillor Crickett.

P.2934 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

Councillor Ms Merrick declared an interest in planning application 14/085 as she was a neighbour of the applicant.

Councillor Gillingham declared interests in planning applications 14/080 and 14/082 as one of his relatives was a neighbour to the applicant. He also declared an interest in the P.2940 the licence application for Troon Church Hall as his father was on the Troon Church Hall Committee.

P.2935 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

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There were no dispensation requests.

P.2936 CHAIRMAN'S ANNOUNCEMENTS

For the benefit of the members of public the Chairman read out the procedures of Planning Committee meetings.

He had used his delegated power to 'agree to disagree' in response to correspondence from Cornwall Council regarding a Planning application at New Road, Troon PA14/03929 (14/084). Cornwall Council disagreed with the Town Council's recommendation that a permeable surface for car parking should be used. He also informed members of the intended scheduled road closures in Troon for the Troon Midsummer Festival on the 21st June 2014.

Councillor Ms Robinson entered the meeting at 6.34pm and apologised for her late arrival.

P.2937 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 27TH MAY 2014 AND THE CHAIRMAN TO SIGN THEM

P.2937.2 RESOLVED: that the minutes of the meeting of the Planning Committee held on 27th May 2014 were received, approved and signed by the Chairman

Proposed by Councillor Taylor
Seconded by Councillor Sanders

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

P.2938 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

Councillor Sanders informed members that he attended the Cornwall Council Planning meeting at Penzance on Monday, to address the planning application for Boiler Works Road. He felt that meetings regarding applications such as this should be held at Dolcoath, to enable people from Camborne to attend. Members agreed and asked that Cornwall Council be requested to hold meetings concerning applications in the Camborne parish at the One-Stop-Shop, Dolcoath Avenue, Camborne.

The Chairman took the next two agenda items together to allow public speaking as members of the public were present and wished to speak.

P.2939 PUBLIC PARTICIPATION (SUBJECT TO STANDING ORDER 79 MEMBERS OF THE PUBLIC ARE PERMITTED TO MAKE REPRESENTATIONS, ANSWER QUESTIONS AND GIVE EVIDENCE

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**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**

PLANNING APPLICATIONS

The Committee considered planning applications numbered 14/074 and 14/080 to 14/087 and it was duly proposed and seconded that Cornwall Council be advised accordingly.

The Chairman brought forward planning application 14/086 as there were members of the public present who wished to speak.

A member of the public spoke in objection to planning application 14/086. His issues and concerns were:

- Overlooking of rooms including bedrooms and gardens of approximately twenty surrounding properties.
- Overshadowing and overbearing.
- Visual impact and loss of light.
- Detrimental to amenities of neighbouring properties.
- Site on old mine workings.
- Subsidence evident to properties adjoining the site.
- Inaccuracy of information in application regarding trees on the property.
- Very narrow access lane.

P.2939.2 RESOLVED:

to recommend that Cornwall Council refuses planning application 14/086; if permitted the proposed development would result in an overbearing dwelling that would overlook the rear of properties in Tehidy Road and several properties in Enys Road causing residents to lose the privacy and enjoyment of their gardens, amenity space and in particular loss of light and overshadowing to the residents of No 3 Enys Road which would have a detrimental effect on the enjoyment of their garden. The development would also result in the loss of Oak, Ash and Sycamore trees. There are fundamental inaccuracies in the design and access statement. Camborne Town Council also note that there is evidence of subsidence to neighbouring properties

Proposed by Councillor Brown
Seconded by Councillor Odgers

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

Five members of the public left the meeting at 6.55pm.

The Chairman brought forward planning application 14/084 as there were members of the public present who wished to speak.

The agent for the applicants of planning application 14/084 informed members that the mine on the site had closed in 1981 and the remaining concrete pads would be used in building the stables. Two land surveys had been done on the site and both showed land contamination, which made the site more suitable as an equestrian centre than other uses. The proposal was for three Sandschools with a walkway around the perimeter for exercising the horses, six stables, a small office, toilets and a septic tank to work in conjunction with a suds drainage system and reed beds. The Bryophytes on the land were not rare or endangered. The horse therapy would be used to help people with mental health conditions. The site was surrounded by trees so would have no visual impact on the public and all riding lessons would be on site.

Councillor Godolphin entered the meeting at 7.06pm.

Councillor Ms Fox and a member of the public spoke in objection to the application. Their concerns were:

- Mature trees on the site.
- The loss of the rich habitat for wildlife.
- That the land was contaminated.
- Access.
- Bio diversity.

P.2939.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to planning application 14/084

Proposed by Councillor Taylor
Seconded by Councillor Chalker

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

Councillor Ms Fox and six members of the public left the meeting at 7.35

P.2939.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to planning application 14/074

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Proposed by Councillor Ms Robinson
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

Having declared interests in planning applications 14/080 and 14/082
Councillor Gillingham left the room.

P.2939.5 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to planning application 14/080

Proposed by Councillor Odgers
Seconded by Councillor Sanders

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

P.2939.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to planning application 14/082

Proposed by Councillor Ms Robinson
Seconded by Councillor Chalker

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

Councillor Gillingham re-entered the meeting.

P.2939.7 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to planning application 14/081

Proposed by Councillor Gillingham
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

P.2939.8 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to planning application 14/083

Proposed by Councillor Ms Merrick
Seconded by Councillor Brown

On a vote being taken the matter was approved unanimously.

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Having declared an interest in planning application 14/085 Councillor Ms Merrick left the room.

P.2939.9 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to planning application 14/085**

Proposed by Councillor Sanders
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

Councillor Ms Merrick re-entered the meeting.

P.2939.10 RESOLVED: **to recommend that Cornwall Council refuses planning application 14/087; as external wall insulation is not appropriate in this World Heritage Site and not appropriate for design and construction of the properties. Camborne Town Council would prefer that the work is put right**

Proposed by Councillor Ms Robinson
Seconded by Councillor Chalker

On a vote being taken the matter was approved by a Majority.
Councillor Godolphin asked that it be recorded that he voted against.

Having declared an interest in the license application for Troon Church Hall, Councillor Gillingham left the room.

P.2940 TO CONSIDER LICENCE APPLICATIONS RECEIVED BY THE CLERK. TROON CHURCH HALL, TROON, TR14 9EJ – ENTERTAINMENT LICENSE

P.2940.2 RESOLVED: **that there were no objections to the entertainment licence application for Troon Church Hall**

Proposed by Councillor Sanders
Seconded by Councillor Ms Merrick

On a vote being taken the matter was approved unanimously.

Councillor Gillingham re-entered the meeting.

There being no further business the Chairman closed the meeting at 8.17pm.

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TC Number: **14/074**
CC Number: PA14/02876
Development: Rear extension of office building.
Location: J D S Properties & Developments Ltd, Wellington Road Camborne.
Grid Ref: 164522/40218
Applicant: Mr J Rogers
Sent To: Councillor Ms J Robinson
Date Considered: 09.06.14 deferred from 27.05.14
Com Decision: No Objection: Voting unanimous.

TC Number: **14/080**
CC Number: PA14/03933
Development: Continued use of land to provide extended curtilage to dwelling and chalet including forming of play area containing playground pirate ship; placing of barbeque lodge and use of former agricultural buildings as games room. Retention of decked/paved area.
Location: Woodcocks Roost, Fore Street, Barripper, Camborne.
Grid Ref: 163316 / 38437
Applicant: Ms Andrea Woodcock
Sent To: Councillor S Odgers
Date Considered: 09.06.14
Com Decision: No Objection: Councillor Gillingham having declared an interest left the meeting and took no part in its consideration.

TC Number: **14/081**
CC Number: PA14/04242
Development: Removal of sub standard kitchen/bathroom and erection of two storey extension.
Location: Gwyngala, Lower Condurrow, Condurrow, Camborne.
Grid Ref: 166565 / 39170
Applicant: Mr Rochard Wadham-Smith
Sent To: Councillor J Gillingham
Date Considered: 09.06.14
Com Decision: No Objection: Voting Unanimous.

TC Number: **14/082**
CC Number: PA14/03937
Development: Retention of dwelling and extended chalet as amendment to development permitted under PA12/02840 dated 8 August 2012 and retention of photovoltaic panels.
Location: Woodcocks Roost, Fore Street, Barripper, Camborne.
Grid Ref: 16366 / 38437
Applicant: Ms Andrea Woodcock
Sent To: Councillor S Odgers
Date Considered: 09.06.14
Com Decision: No Objection: Councillor Gillingham having declared an interest left the meeting and took no part in its consideration.

TC Number: **14/083**
CC Number: PA14/03736
Development: Chalet bungalow.
Location: Corner of Churchview Road and Bellever Parc Camborne, TR14 8RN.
Grid Ref: 165793 / 40516
Applicant: Mr J Paull
Sent To: Councillor Ms J Merrick

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Date Considered: 09.06.14
Com Decision: No Objection: Voting unanimous.

TC Number: **14/084**
CC Number: PA14/03783
Development: Erection of 6 stables, office/tackroom 2 outside exercise areas and outside arena and application for change of use to an equestrian centre.
Location: Former Wheal Pendarves Mine, Killivose, Camborne.
Grid Ref: 164595 / 38387
Applicant: Mr and Mrs Robert Weedon
Sent To: Councillor G Taylor
Date Considered: 09.06.14
Com Decision: No Objection.

TC Number: **14/085**
CC Number: PA14/03822
Development: First floor extension and ground floor internal alteration.
Location: Chyreen, Carn Entral, Camborne, TR14 9AH.
Grid Ref: 166236 / 39943
Applicant: Mr T Mann
Sent To: Councillor A Sanders
Date Considered: 09.06.14
Com Decision: No Objection: Voting unanimous Councillor Ms Merrick having declared an interest left the meeting and took not part in its consideration.

TC Number: **14/086**
CC Number: PA14/04059
Development: Construction of a new dwelling and parking.
Location: 1 Enys Road, Camborne, TR14 8TN.
Grid Ref: 164634/40601
Applicant: Mr and Mrs Mortimer
Sent To: Councillor M Brown
Date Considered: 09.06.14
Com Decision: Refuse: If permitted the proposed development would result in an overbearing dwelling that would overlook the rear of properties in Tehidy Road, several properties in Enys Road causing residents to lose the privacy and enjoyment of their gardens and amenity space, and, in particular loss of light and overshadowing to the residents of No 3 Enys Road which would have a detrimental effect on the enjoyment of their garden. The development would also result in the loss of oak, ash and sycamore trees. There are fundamental inaccuracies in the design and access statement and Camborne Town Council also note that there is evidence of subsidence to neighbouring properties.

TC Number: **14/087**
CC Number: PA14/04597
Development: Retrospective planning permission for the application of external wall insulation to the front of no. 76 and 112 College Street, Camborne.
Location: 76 and 112 College Street, Camborne TR14 7LD.
Grid Ref: 164292/40183
Applicant: Ms Samantha Sparks, Mark Group Ltd
Sent To: Councillor C Godolphin
Date Considered: 09.06.14
Com Decision: Refuse: as external wall insulation is not appropriate in this World Heritage Site and not appropriate for design and construction of the properties. CTC

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would prefer that the work is put right. CG asked for his name to be recorded voting against.

SIGNED BY THE CHAIRMAN.....

DATE

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