

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 9TH MARCH 2015**

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 March 2015 at 6.30 pm.

PRESENT Councillor G Taylor Chairman
Councillor A Sanders Vice Chairman
Councillor T Chalker
Councillor J Gillingham
Councillor C Godolphin from point mentioned
Councillor Ms J Merrick
Councillor S Odgers
Councillor Ms J Robinson

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

The Chairman explained the safety procedures to all present.

P.3122 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3122.2 RESOLVED: that the apologies from Councillor Brown for non-attendance and Councillor Godolphin for late arrival of the meeting of the Planning Committee held on the 9th March 2015 were received

Proposed by Councillor Ms Merrick
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3123 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.3124 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3125 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members that the next Planning Committee meeting would be held at the Cornwall Council Offices at Dolcoath Avenue; and from April 2015 the meetings would be held three weekly, on a Tuesday.

P.3126 TO RECEIVE A PRE-APPLICATION PRESENTATION FOR A SMALL DEVELOPMENT OF ONE OPEN MARKET HOME FOR THE APPLICANT'S

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**SON AND TWO AFFORDABLE HOMES ADJACENT TO CARN VIEW,
TRESWITHIAN DOWNS, KEHELLAND**

Mr Bennett informed members that he and his family had lived in the Kehelland area since 1933. The open market home was to be for his son and family; the boundary wall to the site had been lowered and the access widened to address the issue of visibility. The land was of no agricultural value as it had always been used as a lay-by for the farm vehicles; the fencing off of the lay-by had been due to a large number of travellers in the area during the 1999 solar eclipse. The two affordable homes were to be sold to people on the housing register at £10,000 per plot, for self builds. All plots would have stand-alone sewerage, so would not be a problem to the mains drainage; trees would also be planted to help drainage. The gardens would be larger than the legal requirement with increased parking provision.

- P.3126.2 RESOLVED:** **that the pre-application presentation for a small development of one open-market home for the applicant's son, and two affordable homes adjacent to Carn View, Treswithian Downs, Kehelland was received**

Proposed by Councillor Taylor
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

Two members of the public left the meeting 6.50pm.

- P.3127 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 23RD FEBRUARY 2015 AND THE CHAIRMAN TO SIGN THEM**

- P.3127.2 RESOLVED:** **that the minutes of the meeting of the Planning Committee held on 23rd February 2015 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.3128 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

Councillor Merrick questioned whether the South West Environment Agency had been contacted regarding a presentation on SUDS at a future meeting (P.3113.2). The Deputy Clerk informed her that she had contacted them,

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and was waiting for confirmation for the presentation to be sometime in June.

The Chairman made a brief report on his attendance at the Cornwall AONB Annual Conference held at the Royal Cornwall Showground on Saturday 7th March 2015. His awareness regarding numbers of species of plants, flowers, bees and wildlife had been considerably heightened and he found it generally very informative.

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

Councillor Godolphin arrived at 7.10pm.

P.3129 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

PLANNING APPLICATIONS

The Committee considered planning applications numbered 15/025 to 15/031 and it was duly proposed and seconded that Cornwall Council be advised accordingly.

P.3129.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/025

Proposed by Councillor Taylor
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

P.3129.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 15/026; if permitted it would result in overdevelopment of the site

Proposed by Councillor Godolphin
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

Prior to consideration of planning application 15/027 the Deputy Clerk read out an e-mail from an officer in the Enforcement and Appeals Department of Planning at Cornwall Council which gave information on this application; part of the land identified in the application was the subject of an existing

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Seconded by Councillor Sanders

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

- P.3129.7 RESOLVED:** **that Camborne Town Council responds to Cornwall Council regarding Planning Application 15/030 for listed building consent, that it has no objection to in the revised internal layout. However Camborne Town Council note that the proposal for the development as shown on consultee access does not include external alterations for six new windows to the south elevation**

Proposed by Councillor Ms Robinson

Seconded by Councillor Chalker

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

- P.3130 TO RECEIVE AN INVITATION TO A BIODIVERSITY & DEVELOPMENT PLANNING CONFERENCE AT HEARTLANDS ON FRIDAY 24TH APRIL 2015 AND AGREE ANY APPROPRIATE ACTION**

- P.3130.2 RESOLVED:** **that an invitation to a Biodiversity & Development Planning Conference at Heartlands on Friday 24th April 2015 was received; and all available members of the Planning Committee should attend**

Proposed by Councillor Ms Merrick

Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

- P.3131 TO RECEIVE NOTICE OF THE CORNWALL COUNCIL WEST AREA PLANNING COMMITTEE MEETING ON 9TH MARCH 2015**

Councillor Chalker had attended the meeting and reported. The West Area Planning Committee voted in favour of Outline Planning Consent for construction of nine dwellings and a new access road at Troon Cricket Club, Laity Road Troon, by eight votes for, six votes against and two abstentions. The final decision on planning permission would not be taken until after a formal site visit; this was decided by a vote, of ten for and six against. Councillor Chalker would inform members of the site visit date.

- P.3131.2 RESOLVED:** **that a notice of the Cornwall Council West Area Planning Committee meeting on 9th March 2015 was received**

Proposed by Councillor Taylor

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Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3132 TO RECEIVE THE CORNWALL COUNCIL TEMPORARY PROHIBITION OF TRAFFIC ORDER 2015 FOR CHURCH ROAD PENPONDS FROM 10TH TO 11TH MARCH 2015 (22:00 TO 06:00 HOURS)

P.3132.2 RESOLVED: that the Cornwall Council Temporary Prohibition of Traffic Order 2015 for Church Road Penponds from 10th to 11th March 2015 (22:00 to 06:00 hours) was received

Proposed by Councillor Godolphin
Seconded by Councillor Taylor

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 7.57pm.

TC Number: **15/025**
CC Number: PA15/01417
Development: Change of use of part ground floor from A1 retail to 1 one bedroom apartment (C4 use class) and first and second floors from B1(a) office to 6 one bedroom apartments (C4 use class) (house of multiple occupation).
Location: 6 Commercial Street, Camborne, TR14 8JY
Grid Ref: 164625/39996
Applicant: Specialist Business Units Ltd
Sent To: Councillor G Taylor
Date Considered: 09.03.15
Com Decision: No Objection: Voting Unanimous.

TC Number: **15/026**
CC Number: PA15/01531
Development: Erection of three dwellings and associated works.
Location: 28 Lower Pengegon, Pengegon, Camborne TR14 7UJ
Grid Ref: 165826/40017
Applicant: Mr B Arthur A 7 D Developments
Sent To: Councillor C Godolphin
Date Considered: 09.03.15
Com Decision: Refuse: Overdevelopment of the site.

TC Number: **15/027**
CC Number: PA15/01150
Development: Certificate of lawfulness for existing use of land as a garden, parking and turning area.
Location: 25 Tolcarne Street, Beacon, Camborne
Grid Ref: 165645/38507
Applicant: Mr Michael Leader
Sent To: Councillor A Sanders

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Date Considered: 09.03.15
Com Decision: No Comment.

TC Number: **15/028**
CC Number: PA15/01309
Development: Removal of condition in relation to decision notice W2/72/39878/F:
Agricultural occupancy.
Location: Reskadinnick Bungalow, Reskadinnick, Camborne, TR14 0BH
Grid Ref: 163595/41499
Applicant: Mr Nick Briant
Sent To: Councillor Councillor T Chalker
Date Considered: 09.03.15
Com Decision: Application withdrawn before planning meeting.

TC Number: **15/029**
CC Number: PA15/01528
Development: Variation of condition 1 in relation to decision notice: W2/PA10/00087/RM
dated 04/05/2010: To allow minor material amendments to the external
appearance and reduction in overall length and height of the approved Block
B.
Location: Chapel Walk Mews, North Parade, Camborne
Grid Ref: 165102 / 40227
Applicant: Mr Andrew Wilkinson, Wendy Homes Camborne Ltd
Sent To: Councillor S Odgers
Date Considered: 09.03.15
Com Decision: No Objection: Voting Unanimous.

TC Number: **15/030**
CC Number: PA15/01395
Development: Revised internal layout to create 37 hotel bedrooms on part ground, first
and second floors. Revised application following planning approval
PA14/09377.
Location: Wetherspoons 21 Commercial Street, Camborne
Grid Ref: 164586/40051
Applicant: J D Wetherspoons PLC
Sent To: Councillor Ms J Robinson
Date Considered: 09.03.15
Com Decision: No Objection to the revised internal layout. However Camborne Town
Council note that the proposal for the development as shown on consultee
access does not include external alterations for 6 new windows to the South
elevation.

TC Number: **15/031**
CC Number: PA15/01396
Development: Listed building consent application for revised internal layout to create 37
hotel bedrooms on part ground, first and second floors. Revised application
following planning approval PA14/09378.
Location: Wetherspoons 21 Commercial Street, Camborne
Grid Ref: 164586 / 40051
Applicant: Mr J D Wetherspoon PLC
Sent To: Councillor Ms J Robinson
Date Considered: 09.03.15
Com Decision: No Objection to the revised internal layout. However Camborne Town
Council note that the proposal for the development as shown on consultee
access does not include external alterations for 6 new windows to the South
elevation.

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SIGNED BY THE CHAIRMAN.....

DATE