

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 13TH OCTOBER 2014**

MINUTES of the meeting of the Planning Committee of Camborne Town Council held in Room GW03 (Ground Floor West 03), Cornwall Council One Stop Shop, Dolcoath Avenue, Camborne, on Monday 13th October 2014 at 6.30 pm.

PRESENT Councillor G Taylor Chairman
Councillor A Sanders Vice Chairman
Councillor M Brown
Councillor T Chalker
Councillor J Gillingham
Councillor S Odgers
Councillor R Webber (not a member of this committee)

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

The Chairman explained the safety procedures to all present

P.3009 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3009.2 RESOLVED: that the apologies from Councillors Godolphin and Ms Robinson for non-attendance of the meeting of the Planning Committee held on 13th October 2014 were received

Proposed by Councillor Chalker
Seconded by Councillor Brown

On a vote being taken the matter was approved unanimously.

P.3010 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.3011 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3012 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members of correspondence received regarding an extension to the road closure for Buccas Lane; until 24th October 2014. Councillors Odgers, Taylor and Ms Merrick had attended a Planning workshop on the 30th September 2014 at the Pool Innovation Centre; where they met with Cornwall Council Planning Officers and highways representatives. They found it very informative and recommended members attend these workshops when able.

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 13TH OCTOBER 2014**

P.3013 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 22ND SEPTEMBER 2014 AND THE CHAIRMAN TO SIGN THEM

P.3013.2 RESOLVED: that the minutes of the meeting of the Planning Committee held on 22nd September 2014 with three minor amendments; 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.3014 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

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.3015 PUBLIC PARTICIPATION (SUBJECT TO STANDING ORDER 92 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 14/143 to 14/147 and it was duly proposed and seconded that Cornwall Council be advised accordingly.

Three members of the public spoke in objection to planning application 14/143 for the construction of 9 residential dwellings; their concerns were:

- Access from ancillary roads.
- To move access would encroach on agricultural land and would mean removal of part of a Cornish hedge.
- Laity Road being a country lane was dangerously narrow in places and not suitable as an entry or exit road.
- Insufficient pavements on Laity Road; very dangerous for pedestrians.
- Infrastructure inadequate; local schools and surgeries full.
- Part of development on Greenfield land.
- The proposed development would border World Heritage boundaries.

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 13TH OCTOBER 2014**

- Insufficient information regarding a possible Phase II development.
- Concerns regarding the adequacy of the sewage system and surface water drainage

After much discussion members were very concerned that should this application be granted a further application for new dwellings on land adjacent to this site could follow.

P.3015.2 RESOLVED:

to recommend that Cornwall Council refuses Planning Application 14/143: There are no real changes to the proposals for this development when compared to the previous application, subsequently withdrawn for which the Town Council recommended refusal. This application proposes to re-align the access to the site from Laity Road. However, this does not address the problem that Laity Road, a very narrow winding country lane with limited pavements, is not suitable for increased traffic flows and cannot be improved. If permitted there are considerable fears for the safety of pedestrians and motorists. Furthermore there are no provisions in the plans for easement rights for the occupiers of the neighbouring properties with garages and rear access who use the application site to access Laity Road. Part of the development is on Greenfield land; there is incomplete information regarding further phases to the development; the development would have a detrimental impact to the historic character of Troon which is within a World Heritage Site Boundary; there are also serious concerns regarding the adequacy of the sewage system and surface water drainage

Proposed by Councillor Sanders
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

Nine members of the public and Councillor Webber left the room at 7.18pm.

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 13TH OCTOBER 2014**

- P.3015.3 RESOLVED** to recommend that Cornwall Council refuses Planning Application 14/144: If permitted would result in overdevelopment of the site with inadequate infrastructure; a further negative impact on conservation area. Proposal looks like new self-contained dwelling instead of annex for family use, but; it is still too big

Proposed by Councillor Brown
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

- P.3015.4 RESOLVED** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 14/145

Proposed by Councillor Chalker
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

Councillor Webber re-entered the meeting at 7.29pm.

- P.3015.5 RESOLVED** that due to the absence of Councillor Ms Merrick members deferred planning application 14/146 to the next meeting of the Planning Committee

Proposed by Councillor Taylor
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

- P.3015.6 RESOLVED** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 14/147

Proposed by Councillor Odgers
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3016 TO RECEIVE LICENSE APPLICATIONS RECEIVED BY THE CLERK

- i) **PENPONDS COUNTY PRIMARY SCHOOL, FORE STREET, BARRIPPER**

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 13TH OCTOBER 2014**

P.3016.2 RESOLVED to receive the License Application for Penponds County Primary School

Proposed by Councillor Taylor
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

P.3017 TO RECEIVE CORRESPONDENCE FROM KIER REQUESTING THE TOWN COUNCIL'S APPROVAL REGARDING STREET NAMING FOR THE ENYS ROAD DEVELOPMENT, CAMBORNE AND AGREE A RESPONSE

P.3017.2 RESOLVED that correspondence from Kier requesting the Town Council's approval regarding street naming for the Enys Road development, Camborne was received. Camborne Town Council have no objection to the street naming for the Enys Road Development as set out; and remind Kier that it is the policy of Cornwall Council and Camborne Town Council that the names are in Cornish and English

Proposed by Councillor Taylor
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

P.3018 TO RECEIVE A CONSULTATION FROM CORMAC SOLUTIONS FOR A PROPOSED 20MPH ZONE FOR HIDDENLY PARK/BOILER WORKS ROAD, AND PROHIBITION OF MOTOR VEHICLES FOR BUCCAS LANE, CAMBORNE AND AGREE A RESPONSE

P.3018.2 RESOLVED that a consultation from Cormac Solutions for a proposed 20mph zone for Hilderley Park/Boiler Works Road and prohibition of motor vehicles for Buccas Lane, Camborne was received and the following comments forwarded: Although the 20 mile per hour proposals and traffic calming are a step towards making the road safe for pedestrians and traffic, Camborne Town Council still feels these measures do not fully resolve the problems. Camborne Town Council asks highways to revisit and look at the whole design from its entrance at Enys Road to the end of Boiler Works Road

Proposed by Councillor Odgers

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 13TH OCTOBER 2014**

Seconded by Councillor Taylor

On a vote being taken the matter was approved unanimously.

P.3019 TO RECEIVE NOTICE FROM CORNWALL COUNCIL OF A PLANNING APPEAL FOR PA14/04635, ERECTION OF A DWELLING, 1 ROSKEAR ROAD, CAMBORNE, TR14 8BT

P.3019.2 RESOLVED that a notice from Cornwall Council of a Planning Appeal for PA14/04635, erection of a dwelling. 1 Roskear Road, Camborne, TR14 8BT was received

Proposed by Councillor Taylor
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3020 TO RECEIVE THE CORNWALL COUNCIL ROAD TRAFFIC REGULATION ACT 1984, S.14 NOTICE OF TEMPORARY CLOSURE OF LOWER PENGECON BETWEEN JUNCTIONS OF DOLCOATH ROAD AND DOLCOATH AVENUE 20.10.14 (1900 TO 0700 HOURS) FOR A MAXIMUM OF 21 DAYS

P.3020.2 RESOLVED that the Cornwall Council Road Traffic Regulation Act 1984, S14 Notice of Temporary Closure of Lower Pengecon between junctions of Dolcoath Road and Dolcoath Avenue 20.10.14 (1900 to 0700 hours) for a maximum of 21 days was received

Proposed by Councillor Chalker
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 7.46pm.

TC Number: **14/143**
CC Number: PA14/09155
Development: Outline planning permission to construct nine residential dwellings and a new access road.
Location: Troon Cricket Club, Laity road, Troon
Grid Ref: 166032 / 37868
Applicant: Mr Paul Bennetts
Sent To: Councillors G Taylor / A Sanders
Date Considered: 13.10.14
Com Decision: Refuse: There are no real changes to the proposals for this development when compared to the previous application for which the Town Council

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 13TH OCTOBER 2014**

recommended refusal and was withdrawn. This application proposes to re-align the access to the site from Laity Road. However, this does not address the problem that Laity Road, a very narrow winding country lane with limited pavements, is not a suitable for increased traffic flows and cannot be improved. If permitted there are considerable fears for the safety of pedestrians and motorists. Furthermore, there are no provisions in the plans for easement rights for the occupiers of the neighbouring properties with garages and rear access who use the application site to access Laity Road. Part of the development is on Greenfield land; there is incomplete information regarding further phases to the development; the development would have a detrimental impact to the historic character of Troon which is within the World Heritage Site Boundary; there are also serious concerns regarding the adequacy of the sewage system and surface water drainage

TC Number: **14/144**
CC Number: PA14/09053
Development: To build an annex in rear garden.
Location: 39 Edward Street, Tuckinghammill, Camborne
Grid Ref: 165756 / 40946
Applicant: Mr Matt Gribble
Sent To: Councillor Ms J Robinson
Date Considered: 13.10.14
Com Decision: Refuse: If permitted would result in overdevelopment of site with inadequate infrastructure; a further negative impact on conservation area. Proposal looks like new self-contained dwelling instead of annex for family use, but; it is still to big.

TC Number: **14/145**
CC Number: PA14/08938
Development: Conversion of existing store and games room into self contained staff flat.
Location: 9 Fore Street, Barripper, Camborne
Grid Ref: 163519/38388
Applicant: Mr R Eddy
Sent To: Councillor T Chalker
Date Considered: 13.10.14
Com Decision: No Objection: Voting Unanimous.

TC Number: **14/146**
CC Number: PA14/08923
Development: Proposed two storey extension.
Location: 6 Jubilee Terrace, Camborne, TR14 7AN
Grid Ref: 165211/39547
Applicant: Mr Reed
Sent To: Councillor Ms J Merrick
Date Considered: 13.10.14
Com Decision: Defer to 27.10.14.

TC Number: **14/147**
CC Number: PA14/08648
Development: Change of use of offices and flat to two dwellings.
Location: 18 Chapel Street, Camborne, TR14 8ED
Grid Ref: 164703/39995
Applicant: Mr P Taylor
Sent To: Councillor S Odgers
Date Considered: 13.10.14
Com Decision: No Objection: Voting Unanimous.

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 13TH OCTOBER 2014**

SIGNED BY THE CHAIRMAN.....

DATE