

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 14TH APRIL 2015**

MINUTES of the meeting of the Planning & Development Committee of Camborne Town Council held in the Council Office, The Basset Centre, Basset Road, Camborne on Tuesday 14th April 2015 at 6.30 pm.

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

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

The Chairman explained the safety procedures to all present.

P.3147 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3147.2 RESOLVED: that the apologies from Councillors Brown, Gillingham and Ms Robinson for non-attendance of the meeting of the Planning Committee held on 14th April 2015 were received

Proposed by Councillor Chalker
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

P.3148 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.3149 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3150 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed members that Councillor Webber had reported an inaccuracy in the planning minutes for the 9th of March, at the Full Council meeting on the 9th April. On page 2584 P.3131 it had been incorrectly recorded that the West Area Planning Committee had voted in favour of outline planning consent for Laity Road Troon. This was incorrect as a motion to refuse was lost by 6 votes in favour, 8 votes against with 0 abstentions. A further motion for a site visit was approved. Following the

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site visit and a further West Area Planning Committee meeting the application had been refused.

P.3151 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 23RD MARCH 2015 AND THE CHAIRMAN TO SIGN THEM

P.3151.2 RESOLVED: that the minutes of the meeting of the Planning Committee held on 23rd March 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.3152 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 there were members of the public present wishing to speak.

P.3153 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 15/041 to 15/054 and it was duly proposed and seconded that Cornwall Council be advised accordingly.

Three members of the public spoke in objection to planning application 15/050, their concerns were:

- Overdevelopment.
- Dangerous access; over a pavement in constant use by school children and the public, as there was a high volume of traffic currently using the access due to a business being run from the site.
- The possibility of an unauthorised second access being introduced at the site and the removal of part of a Cornish hedge.
- That on several previous occasions buildings had been erected and then retrospective planning permission applied for.
- Privacy issues to neighbouring dwellings.

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- A six bedroom dwelling was being advertised on-line as available from July; was this application for that dwelling?

Councillor Chalker read out the applicant's conclusion to their planning application, stating: There would be no loss of privacy or amenities to neighbouring dwellings; a private foul system during development would prevent any detrimental effect on the environment or existing dwellings; it was in a sustainable location and would contribute to locally identified housing needs.

He also read out some of the concerns of Peter Gregory, Cornwall Council Planning Officer: The site was cramped and could create an unacceptable residential environment for the new occupants and existing occupants of Poltair.

P.3153.2 RESOLVED: **to recommend that Cornwall Council refuses Planning Application 15/050: If permitted this application will result in an overdevelopment of this restricted and cramped site which would give rise to a lack of outside amenity space. The design is out of character with the area and if allowed would create an unacceptable residential environment for both the new occupants and the occupants of Poltair. In addition the increase in traffic would be a danger to pedestrians using the lane and pavement. The Town Council is concerned that other works are going on on-site, possibly to open up a second access**

Proposed by Councillor Chalker
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

Eight members of the public left the meeting at 7.20pm.

P.3153.3 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/048**

Proposed by Councillor Godolphin
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

P.3153.4 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/049**

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Proposed by Councillor Godolphin
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3153.5 RESOLVED: that Camborne Town Council responds to Cornwall Council that it is unable to forward any comments on Planning Application 15/041 as the further information requested has not been received

Proposed by Councillor Godolphin
Seconded by Councillor Ms Merrick

On a vote being taken the matter was approved unanimously.

P.3153.6 RESOLVED: to recommend that Cornwall Council refuses Planning Application 15/043; as the original application has a 106 condition, and the original plans have changed

Proposed by Councillor Taylor
Seconded by Councillor Chalker

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

Councillor Godolphin having a prior commitment, apologised and left the meeting at 7.43pm.

P.3153.7 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/044

Proposed by Councillor Chalker
Seconded by Councillor Ms Merrick

On a vote being taken the matter was approved unanimously.

P.3153.8 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/045

Proposed by Councillor Odgers
Seconded by Councillor Ms Merrick

On a vote being taken the matter was approved unanimously.

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P.3153.9 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/046**

Proposed by Councillor Sanders
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3153.10 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/047**

Proposed by Councillor Odgers
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3153.11 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/051**

Proposed by Councillor Ms Merrick
Seconded by Councillor Taylor

On a vote being taken the matter was approved unanimously.

P.3153.12 RESOLVED: **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/052: However we note the application site is in a floodplain and the building is located close to a watercourse. In addition no provision to deal with slurry run-off is contained within the plan**

Proposed by Councillor Ms Merrick
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

P.3153.13 RESOLVED: **that Planning Application 15/053 was deferred until the next meeting of the Planning Committee**

Proposed by Councillor Taylor
Seconded by Councillor Ms Merrick

On a vote being taken the matter was approved unanimously.

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P.3153.14 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/054

Proposed by Councillor Taylor
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3154 TO CONSIDER LICENSE APPLICATIONS RECEIVED BY THE CLERK

There were no License applications.

P.3155 TO RECEIVE CORRESPONDENCE FROM JO MCCABE, CORNWALL LOCAL PLAN PROGRAMME OFFICER REGARDING REPRESENTATIONS ON THE CORNWALL LOCAL PLAN AND AGREE ANY APPROPRIATE ACTION

P.3155.2 RESOLVED: that correspondence from Jo McCabe, Cornwall Local Plan Programme Officer regarding representations on the Cornwall Local Plan was received; and any Councillors wishing to respond should do so individually

Proposed by Councillor Taylor
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3156 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING A NOTICE OF APPEAL FOR PLANNING APPLICATION PA14/07439 FOR CONVERSION OF EXISTING DISUSED BUILDING TO A SINGLE DWELLING, LAND TO THE REAR OF 54 TRELOWARREN STREET CAMBORNE

P.3156.2 RESOLVED: that correspondence from Cornwall Council regarding a Notice of Appeal for planning application PA14/07439 for conversion of existing disused building to a single dwelling, land to the rear of 54 Treloar Warren Street Camborne was received

Proposed by Councillor Taylor
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3157 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING A NOTICE OF APPEAL FOR PLANNING APPLICATION

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**PA14/11897 FOR CROWN REDUCTION TO COPPER BEECH TO
REDUCE HEIGHT, THE GRANGE, RECTORY ROAD, CAMBORNE TR14
7DA**

P.3157.2 RESOLVED: **that correspondence from Cornwall Council regarding a Notice of Appeal for planning application PA14/11897 for Crown reduction to Copper Beech to reduce height, The Grange, Rectory Road, Camborne TR14 7DA was received**

Proposed by Councillor Taylor
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

P.3158 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING TEMPORARY PROHIBITION OF TRAFFIC ON VARIOUS ROADS IN THE PARISH OR SURFACING AND PATCHING WORKS

P.3158.2 RESOLVED: **that correspondence from Cornwall Council regarding Temporary Prohibition of Traffic on various roads in the parish or surfacing and patching works was received**

Proposed by Councillor Ms Merrick
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.10pm.

TC Number: **15/041**
CC Number: PA15/01607
Development: New dwelling and garage.
Location: Kehelland Farmhouse, Kehelland, Camborne
Grid Ref: 162349 / 41028
Applicant: Mr & Mrs B Kirby
Sent To: Councillor A Sanders
Date Considered: 23.03.15 & 14.04.15
Com Decision: Unable to forward any comments as the further information requested has not been received.

TC Number: **15/043**
CC Number: PA15/02186
Development: Discharge of Section 106 agreement due to change to affordable housing policies, attached to W2/PA08/01812/F dated 9th December 2010.
Location: Treswithian Barns, Treswithian, Camborne, TR14 7NN
Grid Ref: 163493/40320
Applicant: Mr John Martin

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Sent To: Councillor G Taylor
Date Considered: 14.04.15
Com Decision: Refuse as the original application has a 106 condition and the original plans have changed.

TC Number: **15/044**
CC Number: PA15/02367
Development: Provision of first floor extension to existing property with the inclusion of a balcony on the west elevation.
Location: Riverside Cottage, Roscroggan, Camborne
Grid Ref: 164827/41850
Applicant: Mr & Mrs F Carr
Sent To: Councillor T Chalker
Date Considered: 14.04.15
Com Decision: No Objection: Voting unanimous.

TC Number: **15/045**
CC Number: PA15/02460
Development: Alterations to existing dwelling roof, removal of chimney and associated internal works, replacement of garage.
Location: 4 Rosewarne Close, Camborne, TR14 0AA
Grid Ref: 164474/40909
Applicant: Mr & Mrs Hargreaves
Sent To: Councillor S Odgers
Date Considered: 14.04.15
Com Decision: No Objection: Voting unanimous.

TC Number: **15/046**
CC Number: PA15/02714
Development: Rear extension to dwelling to include demolition of existing store.
Location: 3 Tolcarne Road, Beacon, Camborne, TR14 7SF
Grid Ref: 165654/39155
Applicant: Mr & Mrs C Terrill
Sent To: Councillor A Sanders
Date Considered: 14.04.15
Com Decision: No objection: Voting Unanimous.

TC Number: **15/047**
CC Number: PA15/02406
Development: Display of Internally illuminated Specsavers POD. Internally illuminated projection sign, Specsavers logo. Internally illuminated letters to glass.
Location: Specsavers, Treloarwarren Street, Camborne
Grid Ref: 164760/40098
Applicant: Mr Chris McLaughlan
Sent To: Councillor S Odgers
Date Considered: 14.04.15
Com Decision: No Objection: Voting unanimous.

TC Number: **15/048**
CC Number: PA15/02579
Development: Conversion of existing offices (A2) into two dwellings.
Location: Howel Hylton Solicitors, 24 Cross Street, Camborne
Grid Ref: 164745/39892
Applicant: Howell Hylton Solicitors
Sent To: Councillor C Godolphin
Date Considered: 14.04.15

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Com Decision: No Objection: Voting unanimous.

TC Number: **15/049**
CC Number: PA15/02677
Development: Demolition and rebuild of mundic block rear extension.
Location: 8 Edward Street, Tuckingmill, Camborne TR14 8PA
Grid Ref: 165697/40856
Applicant: Dr David Holyoak
Sent To: Councillor C Godolphin
Date Considered: 14.04.15
Com Decision: No Objection: Voting Unanimous.

TC Number: **15/050**
CC Number: PA15/02245
Development: Erection of a dwelling to replace existing domestic garage.
Location: Poltair Fore Street, Barripper, Camborne
Grid Ref: 163583/38456
Applicant: Poltair Trust
Sent To: Councillor T Chalker
Date Considered: 14.04.15
Com Decision: Refuse: If permitted this application will result in an overdevelopment of this restricted and cramped site which would give rise to a lack of outside amenity space. The design is out of character with the area and if allowed would create an unacceptable residential environment for both the new occupants and the occupants of Poltair. In addition the increase in traffic would be a danger to pedestrians using the lane and pavement. The Town Council is concerned that other works are going on on-site, possibly to open up a second access.

TC Number: **15/051**
CC Number: PA15/02623
Development: Approval of reserved matters (Landscaping) for the erection of 87 dwellings, highway, public realm, SUDS and new access.
Location: Land at Tuckingmill/Church View Farm, Camborne
Grid Ref: 165854/40436
Applicant: Mr Michael Wodskou, Tuckingmill Investments Ltd
Sent To: Councillor Ms J Merrick
Date Considered: 14.04.15
Com Decision: No objection: Voting unanimous.

TC Number: **15/052**
CC Number: PA15/02878
Development: Agricultural Building.
Location: Land at Newton Moor Farm Cottage, Newton Moor, Troon
Grid Ref: 167044 /038784
Applicant: Miss J M Carter
Sent To: Councillor Ms J Merrick
Date Considered: 14.04.15
Com Decision: No Objection: However we note the application site is in a floodplain and the building is located close to a watercourse. In addition no provision to deal with slurry run-off is contained within the plan.

TC Number: **15/053**
CC Number: PA15/02725
Development: Amendment to house types on plots 1, 27, 37, 43, 103 and 108 of existing approved housing development ref PA08/00610/FM dated 10.02.10.

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Location: Hidderley Park, Camborne TR14 0AF
Grid Ref: 165198 / 41098
Applicant: Robertson Developments Ltd
Sent To: Councillor Ms J Robinson
Date Considered: 14.04.15
Com Decision: Defer

TC Number: **15/054**
CC Number: PA15/02087
Development: Construction of double garage.
Location: Mill Cottage, Menadarva, Kehelland, Camborne
Grid Ref: 161463 / 41536
Applicant: Mr Peter Jordan
Sent To: Councillor G Taylor
Date Considered: 14.04.15
Com Decision: No Objection: Voting unanimous.

SIGNED BY THE CHAIRMAN.....

DATE