

**CAMBORNE TOWN COUNCIL  
PLANNING COMMITTEE 18<sup>TH</sup> AUGUST 2014**

MINUTES of the meeting of the Planning Committee of Camborne Town Council held in The Cornwall Council One Stop Shop, Dolcoath Avenue Camborne on Monday 18<sup>th</sup> August 2014 at 6.30 pm.

PRESENT Councillor G Taylor Chairman  
Councillor A Sanders Vice Chairman

Councillor J Gillingham  
Councillor C Godolphin  
Councillor Ms J Merrick  
Councillor S Odgers

In Attendance: Amanda Mugford, Town Clerk; Beverley Pascoe, Deputy Town Clerk; Harry Blakely CC and 16 members of the public.

The Chairman explained the safety procedures to all present.

**P.2978 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

**P.2978.2 RESOLVED: that the apologies from Councillor Chalker for not attending the Planning Committee meeting held on 18<sup>th</sup> August 2014 were received**

Proposed by Councillor Odgers  
Seconded by Councillor Taylor

On a vote being taken the matter was approved unanimously.

There were no apologies received from Councillors Brown, Crickett and Ms Robinson.

**P.2979 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 Odgers declared an interest in the agenda item P.2985 due to his connection with the applicant; Councillor Taylor also declared an interest in agenda item P.2985 due to his connection with the applicant.

Councillor Gillingham declared an interest in Planning Application 14/122 as a close relative lived opposite the proposed site.

**P.2980 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no requests for any dispensations.

**P.2981 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman informed Members that the dates for the Full Council and

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Amenities Committee meetings in October had been rescheduled. The Amenities Committee meeting would be held on 9<sup>th</sup> October and Full Council on 16<sup>th</sup> October 2014.

He welcomed members of the public to the meeting and drew their attention to the guidance sheet they had been given.

The Chairman also informed everyone that the road closure at Chapel Road, Tuckingmill had been extended for, potentially, another year.

**P.2982 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 28<sup>TH</sup> JULY 2014 AND THE CHAIRMAN TO SIGN THEM**

**P.2982.2 RESOLVED: that the minutes of the meeting of the Planning Committee held on the 28<sup>th</sup> July 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.

**P.2983 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.

**P.2984 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 14/117 to 14/127 and it was duly proposed and seconded that Cornwall Council be advised accordingly.

Councillor Gillingham left the room at 6.40pm.

Planning application 14/122

Members of the public spoke on behalf of residents of Barripper who

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objected to this application for the following reasons:

- The development would be on a greenfield site;
- Barripper had, historically been subject to flooding problems – the current pumping station was over capacity and South West Water would not spend the money needed to upgrade the pumping station. In addition, the supply pipe was currently not big enough to cope with existing demand.
- Soakaways were ineffective long term;
- The access to the site raised road safety concerns and would increase the risk of accidents on a busy road; there had recently been an accident at the location.
- Development was being put forward for financial gain, not local need.
- The land was agricultural and used to make hay and silage.
- A dangerous precedent could be set if the development were allowed.

Councillors discussed the resident's concerns and the comment received from South West Water that it was unable to support the development due to the risk of further flooding.

**P.2984.2 RESOLVED:**

**to recommend that Cornwall Council refuses Planning Application P14/122 as the proposed development would, if permitted, result in an increased risk of flooding to properties in the village centre which have historically experienced flooding problems. The existing water and sewerage infrastructure was not coping with current capacity; any additional development would result in damage to property in Barripper. The land was valuable agricultural land used for hay and silage. There were road safety issues; there was no pavement on one side of the road and there had been a recent accident at the proposed location for the access to the development. Permitting this development would set a dangerous precedent for further housing which would have an extremely negative environmental impact on the village.**

Proposed by Councillor Taylor  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

Harry Blakely CC and all members of the public left the meeting at 7.02pm; Councillor Gillingham re-entered the meeting.

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**P.2984.3 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 14/117**

Proposed by Councillor Gillingham  
Seconded by Councillor Odgers

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

**P.2984.4 RESOLVED:** **to defer Planning Application 14/118 to the next Planning Committee meeting; if this was not possible, due to time constraints, to forward no comment**

Proposed by Councillor Odgers  
Seconded by Councillor Taylor

On a vote being taken the matter was approved by the casting vote of the Chairman.

The Chairman expressed his concern that there were a number of Committee members who were not present and who had not sent their apologies. He requested that all Members notify Council staff, as soon as possible, if they were unable to visit a site they had been allocated or were unable to attend the meeting. The Committee needed Councillors' feedback on applications to ensure a robust decision was taken.

Mr C Rolley entered the meeting at 7.15pm.

**P.2984.5 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 14/119 as the proposed development was not in keeping with the visual character of this World Heritage area. The plans were inaccurate as the parking spaces shown as being within the boundary of the site were on the pedestrian pavement. There was, therefore, inadequate parking provision and pedestrians could be put in harm's way. If approved there would be an increased risk of surface flooding in the area as the Town Council has been informed that there is an Adit water course under the pavement at this location.**

Proposed by Councillor Ms Merrick  
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

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**P.2984.6 RESOLVED:** **to defer application 14/120 to the next Planning Committee meeting; if this was not possible, due to time constraints, the Town Council would support the comments of the Cornwall Council Tree Officer and recommend refusal.**

Proposed by Councillor Odgers  
Seconded by Councillor Taylor

On a vote being taken the matter was approved unanimously.

Councillor Odgers declared an interest as he knew the applicant and left the meeting at 7.31pm

**P.2984.7 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 14/121. Camborne Town Council supports the recommendations from the Cornwall Council Tree Officer and requests that the application is withdrawn and the tree managed without felling. The Council would also support the tree being given a Tree Preservation Order.**

Proposed by Councillor Ms Merrick  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

Councillor Odgers re-entered the meeting at 7.37pm

**P.2984.8 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 11/123 subject to the proposed development being tied to the existing dwelling.**

Proposed by Councillor Taylor  
Seconded by Councillor Ms Merrick

On a vote being taken the matter was approved unanimously.

**P.2984.9 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 14/124 subject to the hard standing being permeable**

Proposed by Councillor Sanders  
Seconded by Councillor Merrick

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On a vote being taken the matter was approved unanimously.

Councillor Ms Merrick declared an interest as she knew the applicant and left the room at 7.42pm.

**P.2984.10 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 14/125**

Proposed by Councillor Sanders  
Seconded by Councillor Taylor

On a vote being taken the matter was approved unanimously.

Councillor Merrick re-entered the meeting at 7.43pm.

**P.2984.11 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 14/126**

Proposed by Councillor Taylor  
Seconded by Councillor Ms Merrick

On a vote being taken the matter was by a majority. Councillors Godolphin and Sanders asked for their names to be recorded as having voted against the motion.

**P.2984.12 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 14/127**

Proposed by Councillor Godolphin  
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

**P.2985 TO CONSIDER LICENSE APPLICATIONS RECEIVED BY THE CLERK**

**i) Café Soul, 51 Cross Street, Camborne**

Councillors Taylor and Odgers left the room at 7.58pm and Councillor Sanders took the chair.

There was a discussion about the need to encourage small businesses in the town centre. The Deputy Clerk reminded the Committee of the relevant criteria for objecting to license applications.

**P.2985.2 RESOLVED:** **that Camborne Town Council responds to Cornwall Council that it has no objection**

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**to the license application for Café Soul,  
51 Cross Street**

Proposed by Councillor Godolphin  
Seconded by Councillor Ms Merrick

On a vote being taken the matter was approved unanimously.

Councillors Taylor and Odgers re-entered the meeting at 8.04pm

**P.2986 TO RECEIVE THE CORNWALL COUNCIL REVIEW OF POLLING DISTRICTS AND POLLING PLACES AND FORWARD A RESPONSE**

**P.2986.2 RESOLVED: that Camborne Town Council agrees that the recommendations in the map and schedule for Polling Districts and Polling Places are acceptable.**

Proposed by Councillor Ms Merrick  
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

**P.2987 TO RECEIVE INFORMATION ON FORTHCOMING PLANNING CONFERENCES FOR LOCAL COUNCILS AND CONSIDER ATTENDANCE AND AUTHORISE ASSOCIATED EXPENDITURE**

Councillors discussed the conferences and the options to attend the various workshops. It was agreed that Councillors should notify the Deputy Clerk with their preferred workshops for the conference.

**P.2987.2 RESOLVED: it was approved that Councillors Ms Merrick, Taylor, Sanders and Odgers attend the Planning Conference to be held at Pool on 30<sup>th</sup> September 2014 and the associated expenditure of £10 per head was authorised**

Proposed by Councillor Taylor  
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

**P.2988 TO RECEIVE A LIST COMPILED BY THE DEPUTY CLERK OF THE CORNWALL COUNCIL PLANNING DECISIONS**

**P.2988.2 RESOLVED: to receive the list of Cornwall Council planning decisions**

Proposed by Councillor Godolphin  
Seconded by Councillor Taylor

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On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.09pm

TC Number: **14/117**  
CC Number: PA14/06571  
Development: Conversion of ground floor offices to 2no Flats. The ground floor of the property would be split into two apartments  
Location: Kelsall Steele Ltd. 20 Chapel Street, Camborne  
Grid Ref: 164709 / 40006  
Applicant: Mr Kelsall Steele  
Sent To: Councillor J Gillingham  
Date Considered: 18.08.14  
Com Decision: No Objection

TC Number: **14/118**  
CC Number: PA14/06292  
Development: Erection of two affordable bungalows.  
Location: Enys Road, Camborne  
Grid Ref: 164810/41097  
Applicant: Kier Construction Ltd (trading as Kier Living)  
Sent To: Councillor Ms J Robinson  
Date Considered: 18.08.14  
Com Decision: To defer this application to the next Planning Committee meeting. if this is not possible due to time constraints to forward No Comment

TC Number: **14/119**  
CC Number: PA14/06893  
Development: Construction of detached two storey dwelling (dormer style), parking and associated works.  
Location: 13 New Road, Troon, Camborne, TR14 9EP.  
Grid Ref: 166240/37956  
Applicant: Mr and Mrs P Mitchell  
Sent To: Councillor Ms J Merrick  
Date Considered: 18.08.14  
Com Decision: Refuse: The proposed development is not in keeping with the visual character of this World Heritage Site Area. The plans are inaccurate as the parking spaces shown within the boundary of the site are on the pedestrian pavement. There is, therefore, inadequate parking provision and pedestrians could be put in harm's way. If approved there would be an increased risk of surface flooding in the area. The Town Council has been informed that there is an Adit water course under the pavement at this location.

TC Number: **14/120**  
CC Number: PA14/06858  
Development: Erection of dwelling  
Location: The Lowenac Hotel, Basset Road, Camborne.  
Grid Ref: 164577/39709  
Applicant: Mr K Faulkner  
Sent To: Councillor M Brown  
Date Considered: 18.08.14  
Com Decision: To defer this application to the next Planning Committee meeting; if this is not possible, due to time constraints, the Town Council would support the comments from the Cornwall Council tree officer and recommend refusal



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TC Number: **14/121**  
CC Number: PA14/06053  
Development: Felling of one Willow tree.  
Location: 15 Basset Street, Camborne, TR14 8SW  
Applicant: Laurence Rule  
Sent To: Councillor Ms J Merrick  
Date Considered: 18.08.14  
Com Decision: Refuse: Camborne Town Council support the recommendations from the Cornwall Council tree officer and request that the application is withdrawn and the tree is managed without felling. The Council would also support the tree being given a Tree Preservation Order

TC Number: **14/122**  
CC Number: PA14/06856  
Development: Outline planning permission with some matters reserved: Two 2 bedroom bungalows, one affordable and one open market, on the land between Summerville and number 2 Fore Street, Barrripper.  
Location: Land adjacent to Summerville Fore Street, Barrripper, Camborne.  
Grid Ref: 163580/38581  
Applicant: Mr J Milne  
Sent To: Councillor G Taylor  
Date Considered: 18.08.14  
Com Decision: Refuse: The proposed development, if permitted, would result in an increased risk of flooding to properties in the village centre which have historically experienced problems with flooding. The existing water and sewer infrastructure is not coping with the current capacity; any additional development would result in damage to property in Barrripper. The land is valuable agricultural land used for hay and silage. There are road safety issues; there is no pavement on one side of the road and there has been a recent accident at the proposed location of the access to the development. Permitting this development would set a dangerous precedent for further housing which would have an extremely negative environmental impact on the village.

TC Number: **14/123**  
CC Number: PA14/06001  
Development: Proposed disabled bedroom and shower facilities extension. (Redesign of planning approval PA12/06844)  
Location: 26 The Glebe, Camborne, TR14 7EW  
Grid Ref: 164239/40115  
Applicant: Mr D Abraham  
Sent To: Councillor G Taylor  
Date Considered: 18.08.14  
Com Decision: No Objection subject to the proposed development being tied to the existing dwelling

TC Number: **14/124**  
CC Number: PA14 06594  
Development: Construct hard standing parking area 12m x 4.3m front garden of property including lowering the kerb for access on and off the highway, demolition of existing boundary wall at front boundary and construction of wall using materials 12m from pavement.  
Location: 29 Tehidy Road, Camborne, TR14 8TD  
Grid Ref: 164614/40441  
Applicant: Mr Philip Allen

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Sent To: Councillor A Sanders  
Date Considered: 18.08.14  
Com Decision: No Objection, subject to the hardstanding being permeable

TC Number: **14/125**  
CC Number: PA14/07124  
Development: Proposed conservatory extension to an existing domestic dwelling.  
Location: 6 West Seton, West Seton, Camborne, TR14 0AH  
Grid Ref: 165036/41413  
Applicant: Mr and Mrs Colin Opie  
Sent To: Councillor A Sanders  
Date Considered: 18.08.14  
Com Decision: No Objection: Voting Unanimous

TC Number: **14/126**  
CC Number: PA14/07109  
Development: Erection of ground floor extension and part change of use from commercial to domestic accommodation to create a one bedroom flat  
Location: Manchester House, 81 Trelowarren Street, Camborne  
Grid Ref: 164970 / 40151  
Applicant: Mr Geoff Burrell  
Sent To: Councillor C Godolphin  
Date Considered: 18.08.14  
Com Decision: No Objection

TC Number: **14/127**  
CC Number: PA14/07135  
Development: Identifying and directional signage to customer 'Click & Collect' pick up location within the Tesco store car park  
Location: Tesco Stores Ltd, Wesley Street, Camborne  
Grid Ref: 165254 / 40165  
Applicant: Tesco Stores Ltd  
Sent To: Councillor A Crickett  
Date Considered: 18.08.14  
Com Decision: No objection

SIGNED BY THE CHAIRMAN.....

DATE .....