

**CAMBORNE TOWN COUNCIL
PLANNING & DEVELOPMENT COMMITTEE 22ND DECEMBER 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 22nd December 2015 at 6.30 pm.

PRESENT Councillor J Collins Chairman
Councillor D Atherfold
Councillor T Dalley
Councillor Mrs V Dalley
Councillor C Godolphin

In Attendance: Ms Amanda Mugford, Town Clerk; Miss Melanie Negus, Administrative Assistant and five members of the public.

The Chairman explained the safety procedures to all present.

P.3300 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3300.2 RESOLVED: that the apologies from Councillors Chalker, Gillingham and Winter for non-attendance of the meeting of the Planning and Development Committee held on 22nd December 2015 were received

Proposed by Councillor Godolphin
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

No apologies were received from Councillor Sanders.

P.3301 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.3302 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3303 CHAIRMAN'S ANNOUNCEMENTS

The Chairman commended the Amenities Projects Officer on his work organising the very successful Town Council's Lantern Parade.

P.3304 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 1ST DECEMBER 2015 AND THE CHAIRMAN TO SIGN THEM

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- P.3304.2 RESOLVED:** that the minutes of the meeting of the Planning and Development Committee held on 1st December 2015 were received approved and to be signed by the Chairman at the office

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3305 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

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

The Chairman brought forward agenda item 9.

P.3306 TO CONSIDER APPENDIX 1 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND DEALT WITH UNDER THE DELEGATED PROCEDURE IN ACCORDANCE WITH MINUTE P.3280.3

The Committee considered the recommendations of the Chairman and Vice Chairman for Appendix 1 applications and it was duly proposed and seconded that Cornwall Council be advised accordingly.

- P.3306.2 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 15/180 (PA15/10925), 15/181 (PA15/10976), 15/182 (PA15/ 10602) and 15/183 (PA15/11108)

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

P.3307 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

TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

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- P.3307.4 RESOLVED:** to recommend that Cornwall Council refuses Planning Application 15/176 (PA15/10955) as there is no justification for felling the tree (which is subject a Tree Preservation Order) and would have a negative impact on amenity

Proposed by Councillor Dalley
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

- P.3307.5 RESOLVED:** to recommend that Cornwall Council refuses Planning Application 15/177 (PA15/10800) as it would be an inappropriate development of a residential garden (PPF53), the design does not promote or reinforce local distinctiveness (PPF60), the design would not integrate into the natural and built environment (PPF61) would cause harm to the area and standard of amenity for existing and future residents (PPF17) and set a precedent for future harmful development in the area

Proposed by Councillor Godolphin
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

- P.3307.6 RESOLVED:** to recommend that Cornwall Council refuses Planning Application 15/179 (PA15/10949) as there are grave concerns regarding the safety of access for residents of numbers 18 and 18a and overshadowing of number 18b therefore representing a loss of amenity

Proposed by Councillor Godolphin
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

- P.3307.7 RESOLVED:** that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/184 (PA15/11350) as it accords with PPF7, 56, 57, 59, 60, 61, 132 and 137

Proposed by Councillor Dalley

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Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3308 TO RECEIVE A REPORT ON PLANNING APPLICATIONS REVIEWED BY THE CHAIRMAN AND VICE CHAIRMAN FOLLOWING ADDITIONAL INFORMATION RECEIVED FROM CORNWALL COUNCIL PLANNING OFFICERS IN ACCORDANCE WITH P.3280.4

The Chairman informed members that Cornwall Council Planning Officer Steve Diment requested that the Town Council revisit their refusal decision on PA15/10265; as they intended to impose conditions that would ensure the best achievable level of amenity to residents. In terms of emergency access, the building would only be a few metres away from the existing dwellings (flats) that were recently approved and he didn't believe would be a reason for refusal. Moreover, building regulations would require specific installations should it be considered inaccessible to fire appliances. The Chairman agreed with the Planning Officer's recommendations.

The Chairman agreed to disagree with Planning Officer Peter Gregory on planning application PA15/06956 following additional information received from Cornwall Council.

P.3308.2 RESOLVED: that a report on planning applications reviewed by the chairman and vice chairman following additional information received from Cornwall Council Planning Officers in accordance with P.3280.4 was received

Proposed by Councillor Mrs Dalley
Seconded by Councillor Dalley

On a vote being taken the matter was approved unanimously.

P.3309 TO RECEIVE INFORMATION ON THE PROPOSED RETAIL DEVELOPMENT AT HAYLE AND AGREE ANY ACTION

Councillor Collins had contacted Penzance Town Councillors Mike Lovegrove and Tim Dwelly and had been told that CC Jim McKenna was co-ordinating actions relating to the development at Hayle. He was still waiting for information from Mr McKenna and when received he would report back to the Committee.

P.3309.2 RESOLVED: to take no action on the proposed retail development at Hayle at this time

Proposed by Councillor Godolphin
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

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P.3310 TO RECEIVE CORRESPONDENCE REGARDING THE CORNWALL COUNTRYWIDE CAR PARK SIGNING REVIEW AND AGREE ACTION

The Town Clerk had circulated the full report of the review by email that day; the Council only had one paper copy which was available at the meeting. It was not a formal consultation; however the response date for comments was 22nd January 2016.

P.3310.2 RESOLVED: that correspondence regarding the Cornwall Countrywide Car Park Signing Review was deferred for consideration at the next meeting of the Planning and Development Committee on 12th January 2016

Proposed by Councillor Collins
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

P.3311 TO ADOPT THE BUDGET HEADS FOR THE FISCAL YEAR 2016/2017 AND TO MAKE RECOMMENDATIONS AS TO THEIR LIMITS

The Town Clerk referred to the budget spreadsheet which detailed revenue allocations for the last two fiscal years. Councillor Godolphin expressed concern that many historic granite buildings in the town were not listed and should be preserved for future generations. The Town Clerk referred to the Forward Plan; Council staff did not currently have the capacity to take on additional work, but the Council may wish to support other community groups working on listing the town's historic buildings.

P.3311.2 RESOLVED: to recommend that the revenue budget for Cost Code 77 Listing of Buildings, be allocated £150 for the 2016/2017 financial year

Proposed by Councillor Godolphin
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.

P.3311.3 RESOLVED: to recommend that the revenue budget for Cost Code 76 Parish Plan, be Zero for the 2016/2017 financial year

Proposed by Councillor Godolphin
Seconded by Councillor Collins

On a vote being taken the matter was approved unanimously.
The Town Clerk referred to the last meeting of Full Council when it had been resolved that Consultation and Community Engagement should be a

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delegated responsibility of the Planning and Development Committee with a dedicated budget. The Townscape Heritage Initiative (THI) was at the end of its life and would not need a budget allocation in the next financial year.

P.3311.4 RESOLVED: **to recommend that Cost Centre 78 Development (THI) becomes the Consultation and Community Engagement budget with an allocation of £5,000 for the 2016/2017 financial year**

Proposed by Councillor Collins
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8pm.

APPENDIX 1

TC Number: **15/180**
CC Number: PA15/10925
Development: Demolition of existing dwelling and construction of replacement dwelling.
Location: Zanzidgie, Bolenow, Troon
Grid Ref: 167015 / 38280
Applicant: Mr & Mrs Dallas
Date Considered: 22.12.15
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **15/181**
CC Number: PA15/10976
Development: Change of use of HIMO to 5 Self Contained Flats.
Location: 51 Mount Pleasant Road, Camborne, TR14 7RJ
Grid Ref: 164848/39346
Applicant: Mr Fenton FMW Ltd
Date Considered: 22.12.15
Chair and Vice Chair recommendations:
Com Decision: No Objection.

TC Number: **15/182**
CC Number: PA15/10602
Development: Erection of two nursery classrooms with entrance link
Location: Gooseberry Bush Day Nursery, Cliff View Road, Camborne TR14
Grid Ref: 165201 / 40880
Applicant: Mrs Gill Smith, Gooseberry Bush Day Nursery
Date Considered: 22.12.15
Chair and Vice Chair recommendations:
Com Decision: No Objection

TC Number: **15/183**
CC Number: PA15/11108

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Development: Widen the gateway to allow for a separate access (rather than shared access) to each property.
Location: Lynford House, Croft Mitchell, Troon, Camborne
Grid Ref: 167397/36910
Applicant: Mr S Jenkin
Date Considered: 22.12.15
Chair and Vice Chair recommendations:
Com Decision: No Objection.

APPENDIX 2

TC Number: **15/165**
CC Number: PA15/08483
Development: Demolition of semi detached dwelling and creation of access road leading to development of seven dwellings - Outline application with some matters reserved (appearance, landscaping, layout and scale reserved - approval sought for access).
Location: 48 Condurrow Road, Beacon, TR14 7SR
Grid Ref: 165849/39263
Applicant: Diane Fawcus
Sent To: Councillor T Dalley
Date Considered: 22.12.15
Com Decision: Refuse as it would have a disproportionately negative impact on the setting of heritage assets (PPF128), a negative contribution to a World Heritage site (PPF137) and adverse impacts on the amenities of nearby residents.

TC Number: **15/176**
CC Number: PA15/10955
Development: Complete removal of existing Sycamore Tree. As a replacement of the Sycamore Tree, we would love to plant a row of Cherry Blossoms or Jacaranda Mimosifolia (3 trees) along the width of the back wall, or any other trees of your suggestion.
Location: 41 Pendarves Road, Camborne, TR14 7QJ
Grid Ref: 164329/39337
Applicant: Mrs Michael West
Sent To: Councillor J P Collins
Date Considered: 22.12.15
Com Decision: Refuse as there is no justification for felling the tree (which is subject to a tree preservation order) and would have a negative impact on amenity.

TC Number: **15/177**
CC Number: PA15/10800
Development: Construction of dwelling and four parking spaces.
Location: 132 College Street, Camborne, TR14 7JZ
Grid Ref: 164175/40257
Applicant: Mr & Mrs G & J Barry
Sent To: Councillor T Dalley
Date Considered: 22.12.15
Com Decision: Recommend that Cornwall Council refuses Planning Application PA15/10800 as it would be an inappropriate development of a residential garden (PPF53), the design does not promote or reinforce local distinctiveness (PPF60), the design would not integrate into the natural and built environment (PPF61) would cause harm to the area and standard of amenity for existing and future residents (PPF17) and set a precedent for future harmful development in the area.

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TC Number: **15/178**
CC Number: PA15/10854
Development: Application for outline planning permission with some matters reserved for the erection of a bungalow and alterations to existing access (approval for access sought).
Location: Ambergate, Tregurthen Road, Camborne
Grid Ref: 164408/39792
Applicant: Ms Pamela Annear
Sent To: Councillor Mrs Dalley
Date Considered: 22.12.15
Com Decision: Recommend that Cornwall Council refuses Planning Application PA15/10854 as it would be an inappropriate development of a residential garden (PPF53), the design does not promote or reinforce local distinctiveness (PPF60), the design would not integrate into the natural and built environment (PPF61), cause harm to the area, set a precedent harmful to the standard of local amenities and is contrary to many of the principles of PPF17.

TC Number: **15/179**
CC Number: PA15/10949
Development: Conversion of disused garages to form 6 residential dwellings.
Location: Garages Trevu Road, Camborne
Grid Ref: 164975/39510
Applicant: Mr Roger Powell
Sent To: Councillor D Atherfold
Date Considered: 22.12.15
Com Decision: Recommend that Cornwall Council refuses Planning Application PA15/10949 as there are grave concerns regarding the safety of access for residents of numbers 18 and 18a and overshadowing of number 18b therefore representing a loss of amenity.

TC Number: **15/184**
CC Number: PA15/11350
Development: Re-submission of application number PA15/08591 for the construction of dwelling.
Location: Land Adj to number 1 Higher Condurrow, Condurrow, Camborne
Grid Ref: 166202/39282
Applicant: Mrs Alison Coyal
Sent To: Councillor T Dalley
Date Considered: 22.12.15
Com Decision: No objection to Planning Application PA15/11350 as it accords with PPF7,56, 57, 59, 60 ,61,132 and 137.

SIGNED BY THE CHAIRMAN.....

DATE

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