

**CAMBORNE TOWN COUNCIL  
PLANNING & DEVELOPMENT COMMITTEE 23<sup>RD</sup> FEBRUARY 2016**

MINUTES of the meeting of the Planning & Development Committee of Camborne Town Council held in the Room GW03, Cornwall Council One Stop Shop, Dolcoath Avenue, Camborne on Tuesday 23<sup>rd</sup> February 2016 at 6.30 pm.

PRESENT Councillor J Collins Chairman  
Councillor T Chalker Vice Chairman  
Councillor D Atherfold  
Councillor T Dalley  
Councillor Mrs V Dalley  
Councillor J Gillingham  
Councillor C Godolphin  
Councillor G Winter

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

The Chairman explained the safety procedures to all present.

**P.3343 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

**P.3343.2 RESOLVED: that the apologies from Councillor Sanders for non-attendance of the meeting of the Planning and Development Committee held on 23<sup>rd</sup> February 2016 were received**

Proposed by Councillor Godolphin  
Seconded by Councillor Atherfold

On a vote being taken the matter was approved unanimously.

**P.3344 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.3345 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.3346 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman informed members of information received:  
Troon Football Club had submitted a licence application for their clubhouse.  
An appeal had been submitted regarding PA15/05165 Land at Treswithian Downs.  
Temporary Prohibition of Traffic notice for North Parade, Camborne from 4<sup>th</sup> to 6<sup>th</sup> April 2016 7.30am to 6pm.

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Temporary Prohibition of Traffic Notice for Trevu Road, Camborne from 21st to 24<sup>th</sup> March 2016 10pm to 6am.

Temporary Prohibition of Traffic Notice for Stray Park Road, Camborne from 28th to 31st March 2016 10pm to 6am.

Temporary Prohibition of Traffic notice for Lower Pengegon, Pengegon, Camborne from 12th to 13<sup>th</sup> March 2016 10pm to 5am.

**P.3347 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 2<sup>ND</sup> FEBRAURY 2016 AND THE CHAIRMAN TO SIGN THEM**

**P.3347.2 RESOLVED: that the minutes of the meeting of the Planning and Development Committee held on 2<sup>nd</sup> February 2016 were received approved and signed by the Chairman**

Proposed by Councillor Collins  
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

**P.3348 MATTERS ARISING, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

Councillor Godolphin questioned P.3338 .2, whether Keir Developers had accepted the Town council's recommendation of 'New Shaft View' as the name for a new road at their Trecarrack Road development. The Deputy Clerk informed them that it had been accepted and translated into Cornish.

**P.3349 TO CONSIDER APPENDIX 1 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND DEALT WITH UNDER THE DELEGATED PROCEDURE IN ACCORDANCED 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.

The Deputy Clerk informed members that planning application 16/121 had been moved to Appendix 2.

**P.3349.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 16/020, 16/023, 16/026, 16/027, 16/028, 16/030, 16/031, 16/032**

Proposed by Councillor Collins  
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

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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.3350 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**

Members of the public spoke in objection to planning application 16/121 their issues were that the development would be:

- Overbearing.
- Overdevelopment.
- Out of character with the village and surrounding properties.
- Overlooking.
- Loss of privacy and amenities to neighbouring properties.

A member of the public spoke in support of planning application 16/029 and informed members that;

- It would be in keeping with the local area.
- Have parking provision for three vehicles.
- The sewage disposal would be connected to the mains.

Members of the public spoke in objection to planning application 16/033; The 10.75 acre site is currently recorded as 3A agricultural use, therefore designated Greenfield and so it does not accord with the Government's policy to use Brownfield land before releasing Greenfield sites. The revised plan would create a lower density development of housing closer to Boundervean Road, but it still results in the significant erosion of the space between Camborne and Penponds and would result in urbanisation of open farmland which would harm the character of the two distinct settlements. As the final stage of the modifications to the Cornwall Council Local Plan are still to be determined the application is premature and fails to accord with the NPPF.

The Committee considered Appendix 2 planning applications received from Cornwall Council and it was duly proposed and seconded that Cornwall Council be advised accordingly:

**P.3350.2 RESOLVED:** **to recommend that Cornwall Council refuses Planning Application 16/121; the proposed dwelling by reason of its scale, bulk and size would amount to overdevelopment of the site and an overbearing structure that would lead to**

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**overlooking, loss of privacy and amenity to its neighbours. The development is out of character with the village and existing single storey dwellings adjacent to the site**

Proposed by Councillor Atherton  
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

Two members of the public left the meeting.

**P.3350.3 RESOLVED: to recommend that Cornwall Council refuses Planning Application 16/025; if permitted the proposed development would result in undesirable backland development contrary too NPPF 53**

Proposed by Councillor Collins  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

**P.3350.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 16/029; subject to there being adequate sewage provision for this new build**

Proposed by Councillor Mrs Dalley  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

**P.3350.5 RESOLVED: to recommend that Cornwall Council refuses Planning Application 16/033; the proposed development if permitted on this greenfield site, when there are brownfield sites available, would constitute encroachment into the open countryside and an urban sprawl which is unacceptable and contrary to the National Planning Policy Framework section 9, Protecting Green Belt Land. There would be an unacceptable increase in traffic flows causing danger to all highway users. It is also noted that the proposal has only one access and egress point and no provision for an alternative emergency access. The final stage**

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**modifications to the Cornwall Council  
Local Plan are still to be determined;  
therefore this application is premature  
and fails to accord with NPPF 2012 paras  
14.17,57,58,61,64 and 75**

Proposed by Councillor Collins  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

54 Members of the public left the meeting. The Chairman suspended the meeting for five minutes to allow the public to leave.

**P.3351 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**

Non-material amendments had been received for planning applications 16/022 and 16/024 and after review it was;

**P.3351.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to the non-material amendments on Planning Applications 16/022 and 16/024**

Proposed by Councillor Mrs Dalley  
Seconded by Councillor Winter

On a vote being taken the matter was approved unanimously.

**P.3352 TO RECEIVE CORRESPONDENCE FROM CORNISH MINING WORLD HERITAGE ON THE CORNISH MINING WORLD HERITAGE SITE PARTNERSHIP DRAFT SUPPLEMENTARY PLANNING DOCUMENT (SPD) CONSULTATION DRAFT (WEBSITE [WWW.CORNISH-MINING.ORG.UK/PLANNING-APPLICATIONS](http://WWW.CORNISH-MINING.ORG.UK/PLANNING-APPLICATIONS)) AND AGREE ANY ACTION**

The Chairman informed members that he was in the process of reading this document but it would take a while as it was seventy eight pages long. Members could also read it on-line and if thought necessary could ask that it be an agenda item for a future meeting.

**P.3352.2 RESOLVED: that correspondence from Cornish Mining World Heritage on the Cornish Mining World Heritage Site Partnership draft supplementary planning document (SPD) consultation draft; was received**

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Proposed by Councillor Collins  
Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

**P.3353 TO NOTE THE TEMPORARY PROHIBITION OF TRAFFIC COMMERCIAL STREET AND TRELOWARREN STREET, CAMBORNE FROM 7<sup>TH</sup> MARCH 2016 TO 18<sup>TH</sup> MARCH 2016 (1900 TO 0700)**

**P.3353.2 RESOLVED: that the temporary prohibition of traffic Commercial Street and Trelowarren Street, Camborne from 7<sup>th</sup> March 2016 to 18<sup>th</sup> March 2016 (1900 to 0700); was noted**

Proposed by Councillor Winter  
Seconded by Councillor Dalley

On a vote being taken the matter was approved unanimously.

**P.3354 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL RELATING TO PLANNING APPEALS AND AGREE ANY ACTION**

- i) PA15/01794 LAND OFF TREGENNA LANE, CAMBORNE**
- ii) PA15/07968 THE ANNEXE, POLTAIR FORE STREET BARRIPPER**

**P.3354.2 RESOLVED: that correspondence from Cornwall Council relating to planning appeals, PA15/01794 Land off Tregenna Lane, Camborne and PA15/07968 The Annex, Poltair, Fore Street, Barripper, were received**

Proposed by Councillor Collins  
Seconded by Councillor Mrs Dalley

On a vote being taken the matter was approved unanimously.

**P.3355 TO RECEIVED A LIST COMPILED BY THE DEPUTY CLERK OF THE CORNWALL COUNCIL PLANNING DECISIONS**

**P.3355.2 RESOLVED: that a list compiled by the Deputy Clerk of the Cornwall Council planning decisions; was received**

Proposed by Councillor Godolphin  
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

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There being no further business the Chairman closed the meeting at 7.32pm.

## **APPENDIX 1**

TC Number: **16/020**  
CC Number: PA16/00620  
Development: Demolition of existing rear extension and replacement with new extension.  
Location: 10 New Street, Troon, Camborne  
Grid Ref: 166169 / 37931  
Applicant: Ms Rachel Herd  
Sent To: Appendix 1  
Date Considered: 23.02.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection: Voting unanimous.

TC Number: **16/022**  
CC Number: PA16/00576  
Development: Non-material amendment for the reallocation of 3 parking spaces to the Phase 2 site, with the addition of 3 new spaces within the phase 4 application area to decision PA12/09647.  
Location: Off Foundry Road, Lower Pengogon Road, Dolcoath Avenue & Wesley Street, Camborne, Cornwall, TR14 8SX  
Applicant: Mr Mathew Stead, Linden Homes  
Chair and Vice Chair delegated decision  
Date Considered: 23.02.16  
Decision: No Objection.

TC Number: **16/023**  
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 M Fenton FMW Ltd  
Sent To: Appendix 1  
Date Considered: 23.02.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection: Voting Unanimous.

TC Number: **16/024**  
CC Number: PA16/00662  
Development: Non-material amendment for materials, elevations and unit plans to PA13/07044 - demolition of existing buildings and erection of eleven houses and fourteen flats.  
Location: Selwood Garage, North Roskear Road, Tuckingmill, Camborne  
Applicant: Mr Ben Winchester, Kier Living/Coastline Housing Association  
Chair and Vice Chair delegated decision  
Date Considered: 23.02.16  
Decision: No Objection.

TC Number: **16/026**  
CC Number: PA16/00569  
Development: Development of single storey extensions and erection of a new single and two storey extensions with balcony.

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Location: Chy An Gwel, Copper Hill, Troon, Camborne  
Grid Ref: 165922/37180  
Applicant: Mr S Larner-Brown  
Sent To: Appendix 1  
Date Considered: 23.02.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection: Voting unanimous.

TC Number: **16/027**  
CC Number: PA15/11352  
Development: Creation of eight flats.  
Location: 19 Basset Street, Camborne, TR14 8SW  
Grid Ref: 164635/39865  
Applicant: Mr D Semmens  
Sent To: Appendix 1  
Date Considered: 23.02.16  
Chair and Vice Chair recommendations:  
Com Decision: No objection: Voting Unanimous.

TC Number: **16/028**  
CC Number: PA16/01009  
Development: Construction of double garage to replace previously approved design  
PA15/02087.  
Location: Mill Cottage, Menadarva, Kehelland, Camborne  
Grid Ref: 161463/41536  
Applicant: Mr Jordan Peter  
Sent To: Appendix 1  
Date Considered: 23.02.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection.

TC Number: **16/030**  
CC Number: PA16/00560  
Development: Erection of a covered area for dog agility use.  
Location: Kalinda, Higher Condurrow, Condurrow, Cornwall  
Grid Ref: 166324/39258  
Applicant: Miss S Cann  
Sent To: Appendix 1  
Date Considered: 23.02.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection: Voting unanimous.

TC Number: **16/031**  
CC Number: PA16/01154  
Development: Non-Material Amendment for alterations to elevations to reposition windows  
and provision of Solar panels to roof following grant of planning permission  
ref: PA15/01648.  
Location: 17 Llawnroc Close, Camborne TR14 7AS  
Applicant: Mr Steve Penrose  
Sent To: Appendix 1  
Date Considered: 23.02.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection: Voting unanimous.

TC Number: **16/032**



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CC Number: PA16/00924  
Development: Listing building consent: proposal to change the finish to windows and doors from natural finish to painted finish.  
Location: Reskadinnick House, Reskadinnick, Camborne  
Grid Ref: 163675/41479  
Applicant: Mr Chris Broome  
Sent To: Appendix 1  
Date Considered: 23.02.16  
Chair and Vice Chair recommendations:  
Com Decision: No Objection: Voting unanimous.

## **APPENDIX 2**

TC Number: **16/121**  
CC Number: PA15/11431  
Development: Construction of a replacement dwelling house with integral garage and residential amenity space.  
Location: Wheal Johnny, Kehelland, Camborne  
Applicant: Mr Roost  
Sent To: Councillor D Atherfold  
Date Considered: 23.02.16  
Com Decision: Refuse: The proposed dwelling by reason of its scale, bulk and size would amount to overdevelopment of the site and an overbearing structure that would lead to overlooking, loss of privacy and amenity to its neighbours. The development is out of character with the village and existing single storey dwellings adjacent to the site

TC Number: **16/025**  
CC Number: PA16/00643  
Development: Proposed erection of a single storey annexe and integral garage to the rear of 58 College Street.  
Location: 58 College Street, Camborne, TR14 7LD  
Grid Ref: 164339/40164  
Applicant: Mr & Mrs Wellstead  
Sent To: Councillor J P Collins  
Date Considered: 23.02.16  
Com Decision: Refuse: If permitted the proposed development would result in undesirable backland development contrary to NPPF 53.

TC Number: **16/029**  
CC Number: PA16/00888  
Development: Reserved matters application for the erection of a single storey dwelling (PA15/07330).  
Location: Land Rear of Number 11 The Crescent, Camborne  
Grid Ref: 164496/40495  
Applicant: Mr & Mrs D Sames  
Sent To: Councillor Mrs V Dalley  
Date Considered: 23.02.16  
Com Decision: No Objection subject to there being adequate sewage provision for this new build.

TC Number: **16/033**  
CC Number: PA16 00918

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Development: Outline application for the construction of up to 86 residential dwellings (use Class C3) and residential care facility comprising up to 60 bedrooms (use Class C2).

Location: Land off Tregenna Lane, Camborne

Grid Ref: 164116/39702

Applicant: Merlion Capital Developments

Sent To: Councillors J P Collilns & C Godolphin

Date Considered: 23.02.16

Com Decision: Refuse: the proposed development if permitted on this Greenfield site, when there are brownfield sites available, would constitute encroachment into the open countryside and an urban sprawl which is unacceptable and contrary to the National Planning Policy Framework section 9, Protecting Green Belt Land. There would be an unacceptable increase in traffic flows causing danger to all highway users. It is also noted that the proposal has only one access and egress point and no provision for an alternative emergency access. The final stage modifications to the Cornwall Council Local Plan are still to be determined therefore this application is premature and fails to accord with NPPF 2012 paras 14, 17, 57, 58, 61, 64 and 75.

SIGNED BY THE CHAIRMAN.....

DATE .....