

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 23RD MARCH 2015**

MINUTES of the meeting of the Planning Committee of Camborne Town Council held in Room GW03 (Ground Floor West03), Cornwall Council One Stop Shop, Dolcoath Avenue, Camborne on Monday 23rd March 2015 at 6.30 pm.

PRESENT Councillor G Taylor Chairman
Councillor A Sanders Vice Chairman
Councillor M Brown
Councillor T Chalker
Councillor Ms J Merrick
Councillor S Odgers

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

The Chairman explained the safety procedures to all present

P.3133 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3133.2 RESOLVED: that the apologies from Councillors Godolphin and Ms Robinson for non-attendance of the meeting of the Planning Committee held on 23rd March 2015 were received

Proposed by Councillor Ms Merrick
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

P.3134 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.3135 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3136 CHAIRMAN'S ANNOUNCEMENTS

The Chairman referred to planning application PA15/00812 and Camborne Town Council's decision of no objection, subject to the hard standing being permeable; Cornwall Council Planning Officer, Paul Kew-Jones e-mailed the Town Council with Cornwall Council's recommendation for refusal; to refuse on grounds that the application was, overdevelopment for the site, overindulgent and ill-conceived; and requested that on this occasion the Town Council submit an Agree to Disagree comment. The Chairman was agreeable.

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P.3137 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 9TH MARCH 2015 AND THE CHAIRMAN TO SIGN THEM

P.3137.2 RESOLVED: that the minutes of the meeting of the Planning Committee held on the 9th March 2015 with amendments to the minute numbering, 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.3138 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.3139 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 15/032 to 15/042 and it was duly proposed and seconded that Cornwall Council be advised accordingly.

Dave Biggs representing the community spoke in objection to planning application 15/036, the comments were:

The Cornwall Council local plan that was submitted on 6th February 2015 and the Council was currently in discussions with the inspector who would be holding a public inquiry in the middle of May to discuss overall housing numbers and a further two week hearing in July. The local plan did not include this site for development or any part of the Treswithian and Killivose Urban Extensions which had been considered as part of the Regional Spatial Strategy and subsequent plans. Cornwall Council had said as recently as two weeks ago that they considered the housing target of 47,500 was an adequate 5 year land supply.

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In their Planning Statement the applicants stated
"Cornwall Council does not have an Adopted Development Plan and the application must therefore be determined in accordance with the National Planning Policy Framework's (paragraph 14) presumption in favour of sustainable development", and they had placed heavy reliance on an appeal decision made nearly two years ago relating to an application in Launceston.

The Launceston appeal was no longer relevant, and it would be premature to make a decision when the outcome of the Local Plan will be known soon. Cornwall Council will produce the Sites Allocation Document towards the end of this year after the overall housing numbers had been agreed.

In relation to this application, either,

1. The overall housing numbers and the allocation for Camborne were satisfactory according to the Local Plan in which case this site was not needed and this application should be refused.
2. The housing numbers are not satisfactory, and would need to be increased, and the Urban Extension for the CPIR area will be needed. In which case this application is premature because those areas will need to subject to master planning and not the piecemeal development that this application represents, and, in that case it should be refused.

The National Planning Practice Guidance states:

Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

So the grounds for refusal must include amongst other things:

1. That this application is premature in relation to the submitted Local Plan determination of which will conclude that either it is not needed to meet housing targets for Camborne or that it is needed as part of a much larger scheme which this application would seriously and adversely impact. In either circumstance this application should be refused.

Other concerns raised by members of the public relate:

- The fear that Penponds would lose its distinctiveness due to urban sprawl
- The need to protect the borders and integrity of villages
- The site was on valuable agricultural land
- Brownfield sites that were still available for development in the parish
- Lack of road infrastructure and sustainability
- Whether a further care home was needed in this area

P.3139.2 RESOLVED:

**to recommend that Cornwall Council
refuses Planning Application 15/036; the
proposed development if permitted on**

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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 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. In addition this application is premature in relation to the submitted Local Plan, determination of which will conclude either, that it is not needed to meet housing targets for Camborne, or, that the housing targets will require use of the urban extensions which this application would seriously and adversely impact

Proposed by Councillor Taylor
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

Thirty four members of the public left the meeting at 7.19pm.

The agent for the applicant of planning application 15/035 informed members that the applicant intended to keep as much of the character of this listed building as possibly by using materials as close to the original as possible.

P.3139.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/035; subject to guidance from the Cornwall Council Conservation Officer

Proposed by Councillor Odgers
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

P.3139.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/034; subject to guidance from Cornwall Council Conservation Officer

Proposed by Councillor Odgers

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Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

One member of the public left the meeting at 7.27pm.

A neighbour of the applicant of planning application 15/041 expressed his concerns regarding sewerage drainage as the proposed development pipework would be in direct alignment with his property, and one and a half metres higher. The development would be out of character for the area; and there would be privacy issues.

P.3139.5 RESOLVED: that Planning Application 15/041 was deferred to the next meeting of the Planning Committee, for Cornwall Council's Planning Officer's comments

Proposed by Councillor Chalker

Seconded by Councillor Ms Merrick

On a vote being taken the matter was approved unanimously.

Two members of the public left the meeting at 7.40pm.

P.3139.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/032

Proposed by Councillor Chalker

Seconded by Councillor Ms Merrick

On a vote being taken the matter was approved unanimously.

P.3139.7 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/033

Proposed by Councillor Taylor

Seconded by Councillor Ms Merrick

On a vote being taken the matter was approved unanimously.

P.3139.8 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 15/037; the works proposed are too severe. Camborne Town Council would be minded to approve a re-submission for minor pruning abiding by good arboricultural practice

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Proposed by Councillor Ms Merrick
Seconded by Councillor Brown

On a vote being taken the matter was approved unanimously.

P.3139.9 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/038

Proposed by Councillor Chalker
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

P.3139.10 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/039

Proposed by Councillor Chalker
Seconded by Councillor Odgers

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

P.3139.11 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/040

Proposed by Councillor Chalker
Seconded by Councillor Taylor

On a vote being taken the matter was approved unanimously.

P.3139.12 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/042; however Camborne Town Council are concerned at the lack of parking

Proposed by Councillor Taylor
Seconded by Councillor Merrick

On a vote being taken the matter was approved unanimously.

P.3140 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL REGARDING THE CORNWALL COUNCIL SITE VISIT FOR APPLICATION PA14/12180 AT TROON CRICKET CLUB, LAITY ROAD, TROON AND AGREE ANY APPROPRIATE ACTION

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Proposed by Councillor Odgers
Seconded by Councillor Taylor

On a vote being taken the matter was approved unanimously.

P.3143 TO RECEIVE THE CORNWALL COUNCIL TEMPORARY PROHIBITION OF TRAFFIC ORDER 2015 FOR CHURCH VIEW ROAD FROM 17TH TO 30TH MARCH 2015 (24 HOURS)

P.3143.2 RESOLVED: that the Cornwall Council Temporary Prohibition of Traffic Order 2015 for Church View Road from 17th to 30th March 2015 (24 hours) was received

Proposed by Councillor Taylor
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

P.3144 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL RELATING TO THI (TOWNSCAPE HERITAGE INITIATIVE) GRANT OFFER FOR A PROPERTY IN COMMERCIAL STREET, CAMBORNE

P.3144.2 RESOLVED: that correspondence from Cornwall Council relating to THI (Townscape Heritage Initiative) grant offer for a property in Commercial Street, Camborne, was received

Proposed by Councillor Chalker
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

P.3145 TO NOTE THE CORNWALL COUNCIL PROTOCOL FOR LOCAL COUNCILS AND THE CONSULTATION PROCEDURES FOR PLANNING APPLICATIONS

P.3145.2 RESOLVED: that the Cornwall Council Protocol for Local Councils and the consultation procedures for planning applications was noted

Proposed by Councillor Odgers
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

P.3146 TO RECEIVE A LIST COMPILED BY THE DEPUTY CLERK OF THE CORNWALL COUNCIL PLANNING DECISIONS

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P.3146.2 RESOLVED:

**that a list compiled by the Deputy Clerk
of the Cornwall Council Planning
Decisions was received**

Proposed by Councillor Ms Merrick
Seconded by Councillor Brown

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.16pm.

- TC Number: **15/032**
CC Number: PA15/01842
Development: Certificate of lawfulness existing use: In relation to decision notice W2/72/29878 dated 01.01.1972: Use of property as a residential dwelling.
Location: Reskadinnick Bungalow, Reskadinnick, Camborne
Grid Ref: 163688/41511
Applicant: Mr Nick Briant
Sent To: Councillor T Chalker
Date Considered: 23.03.15
Com Decision: No Objection: Voting Unanimous.
- TC Number: **15/033**
CC Number: PA15/02072
Development : Sun room, extension to property.
Location: Allwyns, Higher Condurrow, Condurrow, Cornwall
Grid Ref: 166491/39317
Applicant: Mr Mark Lawry
Sent To: Councillor J Gillingham
Date Considered: 23.03.15
Com Decision: No Objection: Voting Unanimous.
- TC Number: **15/034**
CC Number: PA15/01777
Development: Listed building consent for the conversion and alteration of former chapel to form dwelling.
Location: Old Chapel, 13 Church Road, Penponds, Camborne
Grid Ref: 163563/39248
Applicant: Miss Donna Burnell
Sent To: Councillor S Odgers
Date Considered: 23.03.15
Com Decision: No Objection subject to guidance from the Cornwall Council Conservation Officer.
- TC Number: **15/035**
CC Number: PA15/01804
Development: Conversion and alteration of former chapel to form dwelling.
Location: Old Chapel, 13 Church Road Penponds, Camborne
Grid Ref: 163563/39248
Applicant: Miss Donna Burnell
Sent To: Councillor S Odgers
Date Considered: 23.03.15

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- Com Decision: No Objection subject to guidance from the Cornwall Council Conservation Officer.
- TC Number: **15/036**
CC Number: PA15/01794
Development: Outline application for the construction of up to 94 residential dwellings (Use Class C3) and residential care facility comprising of up to 60 bedrooms (Use Class C2).
Location: Land off Tregenna Lane, Camborne
Grid Ref: 164116 / 39702
Applicant: Merlion Capital Developments Ltd
Sent To: Councillor G Taylor & A Sanders
Date Considered: 23.03.15
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 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. In addition this application is premature in relation to the submitted Local Plan, determination of which will conclude, either, that it is not needed to meet housing targets for Camborne, or, that the housing targets will require use of the urban extensions which this application would seriously and adversely impact.
- TC Number: **15/037**
CC Number: PA15/01943
Development: Works to Horse Chestnut tree.
Location: 38 Rectory Road, Camborne, TR14 7DR
Grid Ref: 164224/39894
Applicant: Mr Anthony Watton A & T Tree Surgery
Sent To: Councillor Ms J Merrick
Date Considered: 23.03.15
Com Decision: Refuse: The works proposed are too severe. Camborne Town Council would be minded to approve a re-submission for minor pruning abiding by good arboricultural practice.
- TC Number: **15/038**
CC Number: PA15/01679
Development: Extension to south east corner of existing bungalow.
Location: 35 Mount Pleasure, Camborne, TR14 7RR
Grid Ref: 165377/39303
Applicant: Mrs Tracy Burrell
Sent To: Councillor T Chalker
Date Considered: 23.03.15
Com Decision: No Objection: Voting Unanimous.
- TC Number: **15/039**
CC Number: PA15/01960
Development: Proposed removal of existing conservatory and shed, with construction of a new dining room, utility, shed, porch and side extension.
Location: 10 Boscarn Close, Barrripper, Camborne, TR14 0RA
Grid Ref: 163521/38274
Applicant: Mr Andrew Nixon

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Sent To: Councillor T Chalker
Date Considered: 23.03.15
Com Decision: No Objection.

TC Number: **15/040**
CC Number: PA15/02016
Development: Demolition of existing dining room extension and conservatory and erection of extension to bungalow.
Location: 61 Weeth Road, Camborne TR14 7HY
Grid Ref: 163995/40597
Applicant: Mr Tom Brokenshire
Sent To: Councillor Ms J Robinson
Date Considered: 23.03.15
Com Decision: No objection: Voting Unanimous.

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: Defer for further information

TC Number: **15/042**
CC Number: PA15/01648
Development: Proposed extension to form 2 bedroom attached dwelling.
Location: 17 Llawanroc Close, Camborne, TR14 7AS
Applicant: Mr Steve Penrose
Sent To: Councillor G Taylor
Date Considered: 23.03.15
Com Decision: No Objection. However Camborne Town Council are concerned at the lack of parking.

SIGNED BY THE CHAIRMAN.....

DATE

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