

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 26TH JANUARY 2015**

MINUTES of the meeting of the Planning Committee of Camborne Town Council held in Room GW03, Cornwall Council One Stop Shop, Dolcoath Avenue, Camborne on Monday 26th January 2015 at 6.30 pm.

PRESENT Councillor G Taylor Chairman
Councillor A Sanders Vice Chairman
Councillor M Brown
Councillor T Chalker
Councillor J Gillingham
Councillor Ms J Merrick
Councillor S Odgers
Councillor Ms J Robinson from point mentioned

In Attendance: Miss A Mugford, Town Clerk; Miss Melanie Negus, Administrative Assistant, and seventeen members of the public.

The Chairman explained the safety procedures to all present.

P.3087 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.3087.2 RESOLVED: that the apologies from Councillor Godolphin for non-attendance and Councillor Ms Robinson for late arrival of the meeting of the Planning Committee held on 26th January 2015 were received

Proposed by Councillor Ms Merrick
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

Councillor Ms Robinson entered the meeting at 6.31 pm

P.3088 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 interests declared.

P.3089 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.3090 CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

P.3091 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 12TH JANUARY 2015 AND THE CHAIRMAN TO SIGN THEM

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 26TH JANUARY 2015**

- Issues regarding the sewerage system, as at present the residents of adjoining properties were experiencing unpleasant smells.
- The part removal of a neighbour's Cornish hedge, by the site contractors, to allow vehicular access was resulting in the hedge collapsing.
- The access and access lane was not suitable for heavy vehicles.
- There were six buildings on the site; a new barn building had been erected and was visually undesirable.
- The land was agricultural.
- The development would be detrimental to the environment and visual amenity.
- The site lies within the boundary of a World Heritage site and would be an undesirable encroachment on the historically valued countryside.

P.3093.2 RESOLVED:

to recommend to Cornwall Council that it refuses Planning Application 15/010 as there was no evidence to support the change of use from agricultural to domestic. Change of use would be detrimental to the visual amenity of the area and an undesirable encroachment into open countryside in Open Area of Local Significance and Area of Great Historic Value and World Heritage Site and would have no justification. CTC also requests that the caravans and barn situated on the site are removed

Proposed by Councillor Odgers
Seconded by Councillor Chalker

On a vote being taken the matter was approved unanimously.

Ten members of the public left the meeting at 6.58pm.

Two members of the public spoke in objection to planning application 15/015, their objections were:

- Access a serious problem as three ancillary roads had to be used to access the site.
- The site access was not wide enough and does not conform to highways specifications. To widen the access would mean encroaching on agricultural land and part removal of a Cornish hedge.
- Change of use had not been applied for, as 1/3rd of the proposed site was agricultural land.
- Insufficient parking provision, as there would be nineteen parking places for nine dwellings, with twenty nine bedrooms.
- Loss of wildlife, as insecticides had not been previously used on the land.

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 26TH JANUARY 2015**

- The loss of the mature trees on the land.

P.3093.3 RESOLVED:

to recommend that Cornwall Council refuses Planning Application 15/015: There are no real changes to the proposals for this development when compared to the previous application, subsequently withdrawn for which the Town Council recommended refusal. This application proposes to re-align the access to the site from Laity Road. However, this does not address the problem that Laity Road, a very narrow winding country lane with limited pavements, is not suitable for increased traffic flows and cannot be improved. If permitted there are considerable fears for the safety of pedestrians and motorists. Furthermore there are no provisions in the plans for easement rights for the occupiers of the neighbouring properties with garages and rear access who use the application site to access Laity Road. Part of the development is on Green field land and there is no justification for a change of use from agriculture to domestic; there is incomplete information regarding further phases to the development; the development would have a detrimental impact to the historic character of Troon which is within a World Heritage Site Boundary; there are also serious concerns regarding the adequacy of the sewage system and surface water drainage

Proposed by Councillor Sanders
Seconded by Councillor Odgers

On a vote being taken the matter was approved unanimously.

Six members of the public left the meeting at 7.19pm.

P.3093.4 RESOLVED:

to recommend that Cornwall Council refuses Planning Application 15/011 as there is no parking provision. The proposed development would increase road safety issues in the parameter of a

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 26TH JANUARY 2015**

school, would add to obstructions on a thoroughfare which is already under pressure from the large new development nearby and the entrance/exit on the roundabout would be unacceptable

Proposed by Councillor Ms Robinson
Seconded by Councillor Ms Odgers

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

P.3093.5 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/012

Proposed by Councillor Gillingham
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

P.3093.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/013

Proposed by Councillor Chalker
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

It was noted that the owner of a neighbouring property had no objections to the application provided any damage that could be caused to an adjacent wall with 'lean to' would be made good by the developer.

P.3093.7 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/014

Proposed by Councillor Brown
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

P.3093.8 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 15/016

Proposed by Councillor Ms Merrick
Seconded by Councillor Taylor

On a vote being taken the matter was approved unanimously.

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 26TH JANUARY 2015**

P.3094 TO RECEIVE CORRESPONDENCE FROM CORNWALL COUNCIL ESTATES REGARDING AN AREA OF LAND OPPOSITE ADJACENT TO THE ROSEWARNE EXTENSION CAR PARK AND AGREE ANY ACTION

P.3094.2 RESOLVED: to receive the correspondence from Cornwall Council regarding the land opposite 24 and 26 Parc Bracket Street and respond that it has no objection to the disposal provided the Tree Preservation Orders remain in place

Proposed by Councillor Taylor
Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

P.3095 TO RECEIVE THE CORNWALL COUNCIL NOTIFICATION TO ISSUE A TEMPORARY ROAD CLOSURE ORDER FOR:

- i. VEAN ROAD 16th to 20th March 2015**
- ii CHURCH ROAD, PENPONDS 10th to 11th March 2015**

P.3095.2 RESOLVED: that Cornwall Council notifications to issue temporary Road Closure Orders for Veian Road from 16th to 20th March 2015 and Church Road, Penponds from 10th to 11th March 2015 were received

Proposed by Councillor Ms Merrick
Seconded by Councillor Taylor

On a vote being taken the matter was approved unanimously.

P.3096 TO RECEIVE A LIST COMPILED BY THE DEPUTY CLERK OF THE CORNWALL COUNCIL PLANNING DECISIONS

P.3096.2 RESOLVED: that a list of the Cornwall Council Planning Decisions compiled by the Deputy Clerk, was received

Proposed by Councillor Odgers
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 7.38pm.

TC Number: **15/010**
CC Number: PA14/11990
Development: Continue use of land to provide extended curtilage to dwelling.

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 26TH JANUARY 2015**

Location: 40 Pendarves Street, Beacon, Camborne, TR14 7SQ
Grid Ref: 165802/39073
Applicant: Mr Glenn Leader
Sent To: Councillor S Odgers
Date Considered: 26.01.15
Com Decision: to recommend to Cornwall Council that it refuses Planning Application 15/010 as there was no evidence to support the change of use from agricultural to domestic. Change of use would be detrimental to the visual amenity of the area and an undesirable encroachment into open countryside in Open Area of Local Significance and Area of Great Historic Value and World Heritage Site and would have no justification. CTC also requests that the caravans and barn situated on the site are removed.

TC Number: **15/011**
CC Number: PA13/11550
Development: Construction of a new detached two bedroom house in the garden of the existing property.
Location: 23 Eastern Lane, Camborne, TR14 8TX
Grid Ref: 165134/40768
Applicant: Mr Richard Hart
Sent To: Councillor Ms J Robinson
Date Considered: 26.01.15
Com Decision: to recommend that Cornwall Council refuses Planning Application 15/011 as there is no parking provision. The proposed development would increase road safety issues in the parameter of a school, would add to obstructions on a thoroughfare which is already under pressure from the large new development nearby and the entrance/exit on the roundabout would be unacceptable.

TC Number: **15/012**
CC Number: PA14/11335
Development: Change of use from office space to gym and fitness studio. No structural changes only change of use.
Location: 1 Formal Industrial Park, Camborne TR14 0PY
Grid Ref: 163633/40616
Applicant: Miss Victoria Church
Sent To: Councillor J Gillingham
Date Considered: 26.01.15
Com Decision: No Objection: Voting unanimous.

TC Number: **15/013**
CC Number: PA14/12246
Development: Demolition of existing single storey extension and erection of new two storey extension.
Location: 5 Vean Terrace, Camborne, TR14 7AT
Grid Ref: 165065/39590
Applicant: Mrs Christine Hopkins
Sent To: Councillor T Chalker
Date Considered: 26.01.15
Com Decision: No Objection: Voting unanimous.

TC Number: **15.014**
CC Number: PA14/11348
Development: Condenser unit on roof.

**CAMBORNE TOWN COUNCIL
PLANNING COMMITTEE 26TH JANUARY 2015**

Location: 4 Trelowarren Street, Camborne, TR14 8AA
Grid Ref: 164760/40098
Applicant: Specsavers
Sent To: Councillor M Brown
Date Considered: 26.01.15
Com Decision: No Objection: Voting unanimous.

TC Number: **15/015**
CC Number: PA14/12180
Development: Outline planning applicatin to construct nine residential dwellings and a new access road.

Location: Troon Cricket Club, Laity Road, Troon
Grid Ref: 166032 / 37868
Applicant: Mr Paul Bennetts
Sent To: Councillor G Taylor
Date Considered: 26.01.15
Com Decision:

to recommend that Cornwall Council refuses Planning Application 15/015: There are no real changes to the proposals for this development when compared to the previous application, subsequently withdrawn for which the Town Council recommended refusal. This application proposes to re-align the access to the site from Laity Road. However, this does not address the problem that Laity Road, a very narrow winding country lane with limited pavements, is not suitable for increased traffic flows and cannot be improved. If permitted there are considerable fears for the safety of pedestrians and motorists. Furthermore there are no provisions in the plans for easement rights for the occupiers of the neighbouring properties with garages and rear access who use the application site to access Laity Road. Part of the development is on Green field land and there is no justification for a change of use from agriculture to domestic; there is incomplete information regarding further phases to the development; the development would have a detrimental impact to the historic character of Troon which is within a World Heritage Site Boundary; there are also serious concerns regarding the adequacy of the sewage system and surface water drainage.

TC Number: **15/016**
CC Number: PA15/00403
Development: Change of use from sheltered housing to residential dwelling.
Location: Sidlands, 2 Pendarves Road, Camborne
Grid Ref: 164562 / 39655
Applicant: Mr Treeve Harvey
Sent To: Councillor Ms J Merrick
Date Considered: 26.01.15
Com Decision: No Objection: Voting unanimous.

SIGNED BY THE CHAIRMAN.....

DATE