MINUTES of the meeting of the Planning Committee of Camborne Town Council held in

Rooms 2 & 3, The Upper Floor, Camborne Community Centre, South

Terrace, Camborne on Tuesday 27<sup>th</sup> May at 6.30 pm.

PRESENT Councillor G Taylor Chairman

Councillor A Sanders Vice Chairman

Councillor M Brown Councillor J Gillingham Councillor C Godolphin Councillor Ms M Merrick Councillor S Odgers Councillor Ms J Robinson Councillor A Sanders

Councillor R Webber (not a Member of the Planning Committee).

Approximately 40 members of the public.

In Attendance: Ms A Mugford Town Clerk; Mrs B Pascoe Deputy Town Clerk.

The Chairman explained the safety procedures to all present

#### P.2923 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.2923.2 RESOLVED: that the apologies from Councillors

Chalker and Crickett for not attending the meeting of the Planning Committee held on 27<sup>th</sup> May 2014 were received

Proposed by Councillor Sanders Seconded by Councillor Ms Merrick

On a vote being taken the matter was approved unanimously.

P.2924 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 Webber explained that he was not a Member of the Planning Committee and would not, therefore be voting. He was attending the meeting in his capacity as Cornwall Councillor for the Treslothan ward to listen to the views of the public regarding applications in his ward. He was a substitute Member on the Cornwall Council Planning Committee (West).

#### P.2925 TO APROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were none.

#### P.2926 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed the Committee that Planning Application PA14/01765 for Hidderly Shaft Site, Boiler Works Road, North Roskear, Camborne, would be considered by Cornwall Council's Planning Committee at 2pm on 2<sup>nd</sup> June 2014 at St Clare, Penzance. Councillors Sanders and Odgers both said they would attend the meeting; it was agreed that Councillor Sanders would speak on the Town Council's behalf.

# P.2927 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 12<sup>th</sup> MAY 2014 AND THE CHAIRMAN TO SIGN THEM

#### **P.2927.2 RESOLVED:**

that the Planning Committee minutes for the meeting held on 12<sup>th</sup> May 2014 were received, approved and signed by the Chairman

Proposed by Councillor Sanders Seconded by Councillor Ms Merrick

On a vote being taken the matter was approved unanimously.

## P.2928 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 to be directed at individual applications as they were considered.

# P.2929 PUBLIC PARTICIPATION (SUBJECT TO STANDING ORDER 79 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 14/069 to 14/079 and it was duly proposed and seconded that Cornwall Council be advised accordingly.

Members of the public commented on Planning Application 14/069 and expressed the following concerns:

- Loss of rear access to existing properties on Laity Road Troon (preventing access by emergency services);
- Loss of access to an inspection chamber used for flood alleviation works;
- Road safety in relation to the narrow access to Laity Road;

- Pedestrian safety due to the narrowness of Laity Road and the lack of pavements;
- The lack of information relating to Phase 2 of the development;
- The site being outside Troon village boundaries;
- The historical character and significance of the village in relation to the World Heritage site;
- The lack of mains sewerage;
- The lack of social amenities in Troon;
- The potential detrimental impact on the village's rural environment and eco-systems;
- The loss of trees and hedgerows on the site;
- The development being on a green field.

The Committee considered the application in view of these comments, reports from Cornwall Council's Planning Officer, Highways Officer and Environmental Health Officer as well as South West Water.

#### **P.2929.2 RESOLVED:**

to recommend that Cornwall Council refuses Planning Application 014/069 due to the loss of open space and trees, unsafe access and egress (pedestrian and road), loss of access to existing dwellings, incomplete information regarding all phases of the planned development, potential contaminated land health issues, the development being outside the village boundary and the detrimental impact on Troon's historic character. In addition, Camborne Town Council has serious concerns about the adequacy of the sewerage systems.

Proposed by Councillor Godolphin Seconded by Councillor Ms Robinson

On a vote being taken the matter was approved unanimously.

The majority of the members of the public left the meeting at 7.15pm; five remained.

Councillor Webber also left the meeting at 7.15pm to return at a later time noted in these minutes.

#### **P.2929.3 RESOLVED**

to recommend that Cornwall Council refuses Planning Application 014/070 as the cramped form of the development would be detrimental to the wellbeing of future residents.

Proposed by Councillor Taylor

Seconded by Councillor Gillingham

On a vote being taken the matter was approved unanimously.

The applicant spoke to support Application 014/071; the garage was needed for her husband; all immediate neighbours had been consulted and all fully supported the application.

P.2929.4 Resolved: that Camborne Town Council responds to

**Cornwall Council that it has no objection** 

to Planning Application 014/071

Proposed by Councillor Sanders Seconded by Councillor Ms Merrick

On a vote being taken the matter was approved unanimously.

Two members of the public left the meeting.

P.2929.5 RESOLVED: to recommend that Cornwall Council

refuses Planning Application 014/072 due to the incorrect and incomplete nature of the application and that the trees are not situated on land owned by

the applicant

Proposed by Councillor Ms Merrick Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

P.2929.6 RESOLVED: that Camborne Town Council responds to

**Cornwall Council that it has no objection** 

to Planning Application 014/073

Proposed by Councillor Taylor Seconded by Councillor Sanders

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

P.2929.7 RESOLVED: that Planning Application 014/074 is

deferred to the next meeting of the

**Planning Committee** 

Proposed by Councillor Robinson Seconded by Councillor Godolphin

On a vote being taken the matter was approved unanimously.

Councillor Webber re-entered the meeting at 7.40pm.

P.2929.8 RESOLVED:

that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 014/075

Proposed by Councillor Odgers Seconded by Councillor Robinson

On a vote being taken the matter was approved on the casting vote of the Chairman. Councillor Godolphin voted against the motion.

P.2929.9 RESOLVED:

to recommend that Cornwall Council refuses Planning application 014/076 due to insufficient information relating to the historic nature of the building

Proposed by Councillor Sanders Seconded by Councillor Ms Merrick

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

P.2929.10 RESOLVED:

to request that Cornwall Council obtains a report from the Cornwall Council Heritage Officer before proceeding with Planning Application 014/076 and furthermore requests that Cornwall Council provides a report from the Heritage Officer to Camborne Town Council to accompany all future applications relating to historic buildings

Proposed by Councillor Sanders Seconded by Councillor Ms Merrick

On a vote being taken the matter was approved unanimously.

The Chairman informed the Committee that Planning Application 014/077 had been deemed invalid by Cornwall Council; therefore, no response was necessary.

P.2929.11 RESOLVED:

that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 014/078 provided hard standing parking areas are constructed from permeable materials and rainwater collection devices are included in the design of the conversion

Proposed by Councillor Ms Merrick Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

#### P.2929.12 RESOLVED:

to respond to Cornwall Council that Camborne Town Council has no objection to Planning application 014/079 subject to a condition restricting the use of the garage to domestic only

Proposed by Councillor Godolphin Seconded by Councillor Sanders

On a vote being taken the matter was approved unanimously.

#### P.2930 TO CONSIDER LICENSE APPLICATIONS RECEIVED BY THE CLERK

There were no license applications to consider.

# P.2931 TO RECEIVE A CONSULTATION FROM CORNWALL COUNCIL ON IMPROVEMENTS TO ROSKEAR FOOTPATH, LTP3 WALKING ROUTES URBAN AND AGREE A RESPONSE

The Chairman read an email received from Cornwall Councillor Paul White in support of the proposed improvements to the Roskear Footpath but requesting the improvements be extended to include the ongoing through route from Roskear Road to North Roskear Road and onward to Boilerworks Road.

Councillors agreed the improvements were long overdue and that it was important to link pedestrian routes in the town. Councillor Robinson said there were issues with the ownership of the old tramway.

#### P.2931.2 RESOLVED:

to respond to Cornwall Council that Camborne Town Council wholly supports the proposed improvements to the Roskear Footpath but that these improvements should be extended to include the entire route from Roskear Road to North Roskear Road and onward to Boilerworks Road

Proposed by Councillor Godolphin Seconded by Councillor Taylor

On a vote being taken the matter was approved unanimously.

## P.2932 TO APPOINT A REPRESENTATIVE TO THE CAMBORNE ROSKEAR TUCKINGMILL TOWNSCAPE HERITAGE INITIATIVE

## P.2932.2 RESOLVED: to appoint Councillor Ms J Merrick as Camborne Town Council's representative

## on the Camborne, Roskear, Tuckingmill Townscape Heritage Initiative

Proposed by Councillor Godolphin Seconded by Councillor Taylor

On a vote being taken the matter was approved unanimously.

There being no further business the Chairman closed the meeting at 8.10pm.

TC Number: **16/069** CC Number: PA14/03534

Development: Outline planning application to construct six residential dwellings and a new access

road

Location: Troon Cricket Club, Laity Road, Troon, Camborne

Grid Ref: 166032 / 37868
Applicant: Mr Paul Bennetts
Sent To: Councillor J Gillingham

Date Considered: 27.05.14 deferred from 12.05.14

Com Decision: Refuse: due to the loss of open space and trees, unsafe access and egress (pedestrian

and road), loss of access to existing dwellings, incomplete information regarding all phases of the planned development, potential contaminated land health issues, the development being outside the village boundary and the detrimental impact on Troon's historic character. In addition, Camborne Town Council has serious concerns about the

adequacy of the sewerage systems

TC Number: **14/070** CC Number: PA14/02964

Development: Demolition of detached single garage & two flat roof extensions. Conversion of

detached bungalow to two semi-detached dwellings.

Location: 16 North Parade, Camborne, TR14 8BL

Grid Ref: 165044/40255

Applicant: Mr Christopher Richards Sent To: Councillor G Taylor

Date Considered: 27.05.14

Com Decision: Refuse: as the cramped form of the development proposed would be detrimental to the

wellbeing of future residents

TC Number: **14/071** CC Number: PA14/03923

Development: Construction of a domestic garage. Location: 4 Jubilee Terrace, Camborne TR14 7AN.

Grid Ref: 165203/39560
Applicant: Mr & Mrs Jay Williams
Sent To: Councillor A Sanders

Date Considered: 27.05.14

Com Decision: No Objection: Voting Unanimous

TC Number: **14/072** CC Number: PA13/10475

Development: Crown raise 7 Beech trees by 10%

Location: Trewithen House, Treslothan, Troon, Camborne

Applicant: Mrs M Long

Sent To: Councillor Ms J Merrick

Date Considered: 27.05.14

Com Decision: Refuse: due to the incorrect and incomplete nature of the application and that the

trees are not situated on land owned by the applicant

TC Number: **14/073** CC Number: PA14/03661

Development: Change of use of Take-away (A5) to Restaurant (A3).

Location: 1 Commercial Street, Camborne, TR14 8JZ

Grid Ref: 164597/39998
Applicant: Mr S Kabir

Sent To: Councillor G Taylor

Date Considered: 27.05.14 Com Decision: No Objection:

TC Number: **14/074** CC Number: PA14/02876

Development: Rear extension of office building.

Location: J D S Properties & Developments Ltd, Wellington Road Camborne

Grid Ref: 164522/40218 Applicant: Mr J Rogers

Sent To: Councillor Ms J Robinson

Date Considered: 27.05.14

Com Decision: Deferred to 09.06.14

TC Number: **14/075** CC Number: PA14/03739

Development: Outline planning for a new dwelling to replace inadequate cowshed.

Location: Tolcarne Farm, Tolcarne Road, Beacon, Camborne

Grid Ref: 165544/38604

Applicant: Mr and Mrs A Lawrence Sent To: Councillor S Odgers

Date Considered: 27.05.14 Com Decision: No Objection

TC Number: **14/076** CC Number: PA14/03738

Development: Replacement cowshed

Location: Tolcarne Farm, Tolcarne Road, Beacon, Camborne

Grid Ref: 165544/38604

Applicant: Mr and Mrs A Lawrence Sent To: Councillor S Odgers

Date Considered: 27.05.14

Com Decision: Refuse due to insufficient information relating to the historic nature of the building

and request that Cornwall Council obtains a report from the Cornwall Council

Heritage Officer before proceeding with Planning Application

TC Number: **14/077** CC Number: PA14/04059

Development: Construction of a new dwelling and parking.

Location: 1 Enys Road, Camborne TR14 8TN

Grid Ref: 164634/40601 Applicant: Mr an Mrs Mortimer Sent To: Councillor M Brown

Date Considered: 27.05.14

Com Decision: No comments; application invalid

TC Number: **14/078** CC Number: PA14/03929

Conversion and extension of exsisting single dwelling to form No 2 dwellings Development: Location: 13 New Road, Troon, Camborne. Grid Ref: 166240/37956 Mr and Mrs P Mitchell Applicant: Councillor Ms J Merrick Sent To: Date Considered: 27.05.14 No Objection provided hard standing parking areas are constructed from permieable Com Decision: materials and rainwater collection devices are included in the design of the conversion TC Number: 14/079 CC Number: PA14/03951 Development: Erection of double garage. 52 Dolcoath Road, Camborne, TR14 8RP Location: Grid Ref: 165623/40350 Applicant: Mrs Beverly Bassett Sent To: Councillor C Godolphin Date Considered: 27.05.14 Com Decision: No Objection subject to a condition restricting the use of the garage to domestic only SIGNED BY THE CHAIRMAN.....