

Meeting Minutes

The Passmore Edwards Building, The Cross, Cross Street, Camborne TR14 8HA Tel: 01209 612406 enquiries@camborne-tc.gov.uk

MINUTES:

of the meeting of Planning and Development Committee held in The Chamber, The Passmore Edwards Building, The Cross, Cross Street, Camborne, TR14 8HA, on Tuesday 3rd December 2024 at 6:30pm

PRESENT:

Councillor J Ball	Chair
Councillor C Godolphin	Vice Chair
Councillor D Atherfold	
Councillor Z Fox	
Councillor L McDonald	
Councillor P Mills	
Councillor R Weatherburn	

IN ATTENDANCE:

Melanie Negus, Administrative Support Officer; Lara Barbier, Administrative Assistant; and two members of the public.

P.5642 MEETING PROCEDURES

The Chair explained the safety procedures to all present.

P.5643 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.5643.2 RESOLVED: that the apologies from Councillors Heather for non-attendance of the meeting of the Planning & Development Committee held on the 3rd December 2024, were received

Proposed by Councillor J Ball
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

The Chair declined to accept Councillor Weedon's apologies as a reason for her non-attendance had not been submitted to the office.

P.5644 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

Councillors Fox, Godolphin and Mills declared interests in planning application 24-25/078 (PA24/08873).

P.5645 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no dispensation requests.

P.5646 CHAIR'S ANNOUNCEMENTS

The Chairs reiterated to members the need to inform the office of their reasons for non-attendance of meetings.

P.5647 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 5TH NOVEMBER 2024 FOR SIGNING BY THE CHAIR

P.5647.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 5th November 2024 were received, approved, and signed by the Chair

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.5648 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.5649 TO RECEIVE CORNWALL COUNCIL PLANNING OFFICERS' COMMENTS

P.5649.2 RESOLVED: that the Planning Officers Comments from Cornwall Council, were received

Proposed by Councillor J Ball
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.5650 TO CONSIDER APPENDIX 1 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND DEALT WITH UNDER THE DELEGATED PROCEDURE IN ACCORDANCE WITH MINUTE P.3280.3

P.5650.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 24-25/072 (PA24/08452); 24-25/073 (PA24/08496); 24-25/076 (PA24/08513); 24-25/082 (PA24/08694)

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

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

The Chair took agenda items 10 and 11 together.

P.5651

PUBLIC PARTICIPATION (SUBJECT TO STANDING ORDER 3e 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)

TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

The meeting was temporarily suspended due to unexpected noises from the ground floor of the building.

P.5652.2

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/075 (PA24/06950)

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.5652.3

RESOLVED: that Camborne Town Council responds to Cornwall Council recommends refusal of Planning Application 24-25/071 (PA24/08402). The creation of a separate unit of accommodation in this rural location would be undesirable and conflict with the aims and intentions of paragraph 55 of the National Planning Policy Framework 2023, and the proposed annexe would be inappropriate for occupation independent of the main dwelling by virtue of the physical relationship between the annexe and the main house, which would create inadequate levels of residential amenity for the occupiers of both, in accordance with Paragraph 17 of the National Planning Policy Framework 2023. The development should only be occupied by members of the family or non-paying guests of the occupiers of the dwelling and should not be used at any time as a separate residential unit of accommodation

Proposed by Councillor P Mills
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

A member of the public left the room at 6.47pm and re-entered at 6.50pm.

P.5652.4

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/074 (PA24/08522)

Proposed by Councillor D Atherfold
Seconded by Councillor P Mills

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

P.5652.5 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 24-25/077 (PA24/08778) as unit C3 does not meet minimum space requirements, and unit D has no kitchen facilities etc on that floor level**

Proposed by Councillor J Ball
Seconded by Councillor D Atherfold

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

Having declared interests in the next application Councillors Fox, Godolphin, and Mills left the room.

P.5652.6 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/078 (PA24/08873)**

Proposed by Councillor L McDonald
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

Councillors Fox, Godolphin, and Mills re-entered the meeting

P.5652.7 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 24-25/079 (PA24/08726) as it constitutes a new dwelling in the open countryside and is not suitable for conversion to a dwelling**

Proposed by Councillor Z Fox
Seconded by Councillor R Weatherburn

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

This application had disappeared from CC Planning Portal so the Town Council's comments were submitted to the Planning Officer who responded saying that the application had been invalidated.

The Chair took the next two planning applications together as they were connected.

P.5652.8 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 24-25/080 (PA24/08065) and 24-25/080 (PA24/08066); subject to the approval of the Conservation and World Heritage Site Officers, and that a satisfactory Flood Risk Assessment and Land Contamination Report be produced**

Proposed by Councillor R Weatherburn
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.5653 **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

TC Number: **24-25/083**
CC Number: PA24/08999
Development: Non-material amendment to the visibility splay north of the entrance, adjacent plot 1, in

relation to decision notice PA22/11022 dated 02.05.23.
 Location: The Nursery, Mill Road, Penponds, Camborne, TR14 0GH
 Sent to: Councillor S Weedon
 Comment submission date: 04.12.24

TC Number: **24-25/084**
 CC Number: PA24/08986
 Development: Works to trees subject to a Tree Preservation Order – works to T774 (Sycamore) and G775 (Beech, southern tree in the group).
 Location: Camborne Police Station, South Terrace, Camborne
 Grid Ref: 164615/39618
 Comment submission date: 04.12.24

TC Number: **24-25/085**
 CC Number: PA24/08047
 Development: Conversion of upper floors of retail premise into 4 self-contained one-bedroom flats with formation of new entrance at ground floor level.
 Location: 3 Commercial Street, Camborne, TR14 8JZ
 Grid Ref: 164595/39999
 Comment submission date: 04.12.24

TC Number: **24-25/086**
 CC Number: PA24/09058
 Development: Non-material amendment in relation to Appeal ref APP/D0840/W/20/3248199 dated 11/03/21 - Substitution of approved Type D and I Types. Plots 12-13, 22-23 with Type D House type. Change of bin store to Plot 2 to match 12-13, 22-23. Deletion of domestic garages to plots 12, 13, 22 and 23.
 Location: Land East of Gwel Tregennow, Extension of Existing Tregenna Lea Housing Development, Camborne
 Sent to: Councillor J Ball
 Comment submission date: 04.12.24

TC Number: **24-25/087**
 CC Number: PA24/08992
 Development: Construct single storey gable extension, single storey rear extension to replace existing sun room and conversion of integrated domestic garage to form a bedroom.
 Location: 3 Treglenwith Road, Camborne, TR14 7JA
 Grid Ref: 164217/40621
 Sent to: Councillor J Ball
 Comment submission date: 04.12.24

The Chair took these five applications enbloc

P.5653.2

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objections to Planning Applications 24-25/083 (PA24/08999), 24-25/085 (PA24/08047), 24-25/086 (PA24/09058), and

24-25/087 (PA24/08992); and no objection to 24-25/084 (PA24/08986) subject to the approval of the Tree Officer

Proposed by Councillor J Ball
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.5654 TO RECEIVE A REPORT ON 5 DAY PROTOCOL APPLICATIONS REVIEWED BY THE PLANNING COMMITTEE FOLLOWING ADDITIONAL INFORMATION RECEIVED FROM CORNWALL COUNCIL PLANNING OFFICERS IN ACCORDANCE WITH P.4113.2, AND AGREE ANY FURTHER ACTION

There were no such applications.

P.5655 TO RECEIVE PLANNING APPLICATIONS FROM CORNWALL COUNCIL FOR WORKS WHICH CORNWALL COUNCIL WILL DECIDE UNDER DELEGATED AUTHORITY AND AGREE ANY COMMENTS IN ACCORDANCE WITH P.3365.2

Application: **PA24/08848**
Proposal: Works to a tree in a Conservation Area for Oak (T1) – re-pollard to previous points at a height of approximately 6 metres.
Location: 10 Tregenna Fields, Camborne, TR14 7QS

Application: **PA24/08879**
Proposal: Works to a tree in a Conservation Area for Lime (T1) - fell. Tree has been planted close to a block wall which is already showing a crack as the tree grows. Crown overhangs the road and is also causing traffic obstruction. Tree position is unsuitable, but a replacement tree set back from the wall and the road could be more suitable.
Location: Home Farm Barn, 8 Holman Park, Camborne, TR14 8FD

P.5655.2 RESOLVED: that planning applications from Cornwall Council for works which Cornwall Council to be decided under delegated authority were received

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.5656 TO RECEIVE NOTIFICATIONS OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION

There were no such applications.

P.5657 TO RECEIVE APPEAL DECISIONS NOTIFICATIONS FOR LAND WEST OF PLANTATION CHAPEL, PLANTATION TROON, EN22/00063 AND CHAPEL HILL FARM, PLANTATION, TROON, CAMBORNE, PA22/07613

P.5657.2 **RESOLVED: that the Appeal Decisions notifications for Land West of Plantation Chapel, Plantation Troon, EN22/00063 and Chapel Hill Farm, Plantation, Troon, Camborne, PA22/07613, were received and noted**

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

on a vote being taken the matter was approved unanimously.

P.5658 **TO RECEIVE AN EXCERPT FROM THE MINUTES OF THE WEST SUB-AREA PLANNING COMMITTEE MEETING HELD ON 11TH NOVEMBER 2024, AND AGREE ACTION**

P.5658.2 **RESOLVED: that an excerpt from the minutes of the West Sub-Area Planning Committee meeting held on the 11th November 2024, was received**

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

on a vote being taken the matter was approved unanimously.

P.5659 **TO RECEIVE CORRESPONDENCE FROM THE OPEN SPACES SOCIETY, AND AGREE ACTION**

Members noted that there was no cost code available in the Planning Budget to make a donation for the Open Spaces Society.

P.5659.2 **RESOLVED: that the correspondence from the Open Spaces Society, was received and deferred to the next meeting of the Finance & General Purpose Committee**

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

on a vote being taken the matter was approved unanimously.

P.5660 **TO RECEIVE A WRITTEN REPORT FROM THE RESPONSIBLE FINANCE OFFICER ON THE REVENUE BUDGET AND 3-YEAR FINANCIAL PLAN FOR THE PLANNING AND DEVELOPMENT COMMITTEE FOR 2025-2026.**

I) TO RECEIVE THE DRAFT REVENUE BUDGET FOR THE PLANNING AND DEVELOPMENT COMMITTEE FOR 2025/26- AND 3-YEAR FINANCIAL PLAN AND AGREE ACTION.

Members were agreed that the paperwork for this agenda item had been too late to be addressed at this meeting.

P.5660.2 **RESOLVED: that a written report from the Responsible Finance Officer on the Revenue Budget and 3-year financial plan, and, the draft revenue budget for the Planning and Development Committee for 2025/26 and 3-year financial plan, were received and deferred to the next meeting**

Proposed by Councillor J Ball

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

There being no further business the Chair closed the meeting at 7.18pm.

APPENDIX 1

TC Number: **24-25/072**
CC Number: PA24/08452
Development: Works to trees in a Conservation Area (TCA) two trees to be removed entirely due to their excessive size overhang on the drive and proximity to house. One to be trimmed back clear of street lamp.
Location: Vicarage, Roskear, Camborne
Grid Ref: 165556/40683
Comment submission date: 04.12.24
Comm Decision: No objection.

TC Number: **24-25/073**
CC Number: PA24/08496
Development: Works to trees subject to a Tree Preservation Order (TPO):
T1: Tilia. Crown lift to height of 7 metres.
T2: Tilia. Crown Lift to height of 7 metres. Remove epicormic growth from stem.
T3: Tilia. Reduce length of previously pruned limb. Remove epicormic growth from stem.
T4: Tilia. Reduce eastern side of crown by approximately 2 metres. Remove epicormic growth from stem to height of 5 metres.
T5: Tilia. Reduce eastern side of crown by approximately 2 metres. Remove epicormic growth from stem to height of 5 metres.
T6: Tilia. Reduce eastern side of crown by approximately 2 metres. Remove epicormic growth from stem to height of 7 metres.
Location: 15 Pendarves Road, Camborne, TR14 7QB
Grid Ref: 164450/39557
Comment submission date: 04.12.24
Comm Decision: No objection subject to the Tree Officer's approval.

TC Number: **24-25/076**
CC Number: PA24/08513
Development: Air source heat pump.
Location: 10 Willow Drive, Camborne, TR14 7HR
Grid Ref: 163857/40672
Comment submission date: 04.12.24
Comm Decision: No objection.

TC Number: **24-25/082**
CC Number: PA24/08694
Development: Works to trees subject to a Tree Preservation Order, works include trimming of Ash Tree which is obstructing light and overhanging property, by professional Tree Surgeon (the Tree Surgeon has recommended the Ash Tree be trimmed due to the possible risk of damage, because of how much the branches overhang).
Location: 39 Pentalek Road, Camborne, TR14 7RQ
Grid Ref: 165009/39366
Comment submission date: 04.12.24
Comm Decision: No objection.

APPENDIX 2

TC Number: **24-25/071**
CC Number: PA24/08402
Development: Single storey rear, side and front extensions, and replacement of existing static caravan with self-contained annexe, and associated works, without compliance with condition 3 of Decision Notice PA24/06423 dated 17th October 2024.
Location: Little Haven, Newton Moor, Troon, Camborne
Grid Ref: 166802/39122
Sent to: Councillor P Mills
Comment submission date: 04.12.24
Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 24-25/071 (PA24/08402). The creation of a separate unit of accommodation in this rural location would be undesirable and conflict with the aims and intentions of paragraph 55 of the National Planning Policy Framework 2023, and the proposed annexe would be inappropriate for occupation independent of the main dwelling by virtue of the physical relationship between the annexe and the main house, which would create inadequate levels of residential amenity for the occupiers of both, in accordance with Paragraph 17 of the National Planning Policy Framework 2023. The development should only be occupied by members of the family or non-paying guests of the occupiers of

the dwelling and should not be used at any time as a separate residential unit of accommodation.

TC Number: **24-25/074**
CC Number: PA24/08522
Development: Construction of a three bedroomed cottage with two car parking, without compliance of Condition 2 of Decision Notice PA19/08707 dated 31.05.23.
Location: Land West of 23 Knave Go By, Beacon, Camborne
Grid Ref: 165253/38884
Sent to: Councillor Z Fox
Comment submission date: 04.12.24
Comm Decision: No objection.

TC Number: **24-25/075**
CC Number: PA24/06950
Development: Proposed removal and replacement of existing extension, partial conversion of garage and internal changes.
Location: 32 Wellington Road, Camborne, TR14 7LQ
Grid Ref: 164532/40175
Sent to: Councillor C Godolphin
Comment submission date: 04.12.24
Comm Decision: No objection.

TC Number: **24-25/077**
CC Number: PA24/08778
Development: Demolition of rear single-storey extension, change of use to three class C3(a)residential dwellings/apartments and one class C4 small house of multiple occupation (HMO) with associated internal alterations, minor fenestration alterations and erection of bike store with variation of conditions 2 and 11 in respect of decision PA24/02428.

Location The Liberal Hall, Vyvyan Street, Camborne

Grid Ref 164891/40180

Sent to: Councillor J Ball

Comment submission date: 04.12.24

Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 24-25/077 (PA24/08778) as unit C3 does not meet minimum space requirements, and unit D has no kitchen facilities etc on that floor level.

TC Number: **24-25/078**

CC Number: PA24/08873

Development: Works to trees subject to a Tree Preservation Order for Spruce (T1) - prune to maintain a 3 metre clearance from Spinney Cottage. Remove three lowest branches by target pruning them back to the main stem. Sycamore (T2) - re-coppice to previous coppice point. Sycamore (T3) - prune to maintain a 3 metre clearance from Spinney Cottage. Remove two lowest branches by target pruning them back to secondary growth unions. Elder (T4) - coppice the tree as a regenerative management approach. Tree is heavily laden in ivy and likely to collapse if left to grow. This method ensures optimal clearance from properties and simplifies future maintenance.

Location: The Spinney, Rectory Gardens, Camborne

Sent to: Councillor L McDonald

Comment submission date: 04.12.24

Comm Decision: No objection.

TC Number: **24-25/079**

CC Number: PA24/08726

Development: Conversion of the existing two rear outbuildings into one dwelling.

Location: The Bungalow, Carn Entral, Camborne

Grid Ref: 166095/39516

Sent to: Councillor D Atherfold

Comment submission date: 04.12.24

Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 24-25/079 (PA24/08726) as it constitutes a new dwelling in the open countryside and is not suitable for conversion to a dwelling.

TC Number: **24-25/080**

CC Number: PA24/08065

Development: Conversion of former Methodist Church

Location: Penponds Methodist Church, Church Road, Penponds, Camborne

Grid Ref: 163563/39248

Sent to: Councillor R Weatherburn

Comment submission date: 04.12.24

Comm Decision: No objection, subject to the approval of the Conservation and World Heritage Site Officers, and that a satisfactory Flood Risk Assessment and Land Contamination Report be produced.

TC Number: **24-25/081**

CC Number: PA24/08066

Development: Listed Building Consent for conversion of former Methodist Church.

Location: Penponds Methodist Church, Church Road, Penponds, Camborne

Grid Ref: 163563/39248

Sent to: Councillor R Weatherburn

Comment submission date: 04.12.24

Comm Decision: No objection, subject to the approval of the Conservation and World Heritage Site Officers, and that a satisfactory Flood Risk Assessment and Land Contamination Report be produced.

AGENDA 12

TC Number: **24-25/083**

CC Number: PA24/08999

Development: Non-material amendment to the visibility splay north of the entrance, adjacent plot 1, in relation to decision notice PA22/11022 dated 02.05.23.

Location: The Nursery, Mill Road, Penponds, Camborne, TR14 0GH

Sent to: Councillor S Weedon

Comment submission date: 04.12.24

Comm Decision: No objection.

TC Number: **24-25/084**

CC Number: PA24/08986

Development: Works to trees subject to a Tree Preservation Order – works to T774 (Sycamore) and G775 (Beech, southern tree in the group).

Location: Camborne Police Station, South Terrace, Camborne

Grid Ref: 164615/39618

Comment submission date: 04.12.24

Comm Decision: No objection.

TC Number: **24-25/085**

CC Number: PA24/08047

Development: Conversion of upper floors of retail premises into 4 self contained one-bedroom flats with formation of new entrance at ground floor level.

Location: 3 Commercial Street, Camborne, TR14 8JZ

Grid Ref: 164595/39999

Comment submission date: 04.12.24

Comm Decision: No objection.

TC Number: **24-25/086**

CC Number: PA24/09058

Development: Non-material amendment in relation to Appeal ref APP/D0840/W/20/3248199 dated 11/03/21 - Substitution of approved Type D and I Types. Plots 12-13, 22-23 with Type D Housetype. Change of bin store to Plot 2 to match 12-13, 22-23. Deletion of domestic garages to plots 12, 13, 22 and 23.

Location: Land East of Gwel Tregennow, Extension of Existing Tregenna Lea Housing Development, Camborne

Sent to: Councillor J Ball

Comment submission date: 04.12.24

Comm Decision: No objection.

TC Number: **24-25/087**

CC Number: PA24/08992

Development: Construct single storey gable extension, single storey rear extension to replace existing sunroom and conversion of integrated domestic garage to form a bedroom.

Location: 3 Treglenwith Road, Camborne, TR14 7JA

Grid Ref: 164217/40621

Sent to: Councillor J Ball

Comment submission date: 04.12.24
Comm Decision: No objection.

SIGNED BY THE CHAIR.....

DATE