

# Meeting Minutes

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

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## 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 3<sup>rd</sup> September 2024 at 6.30pm**

## PRESENT:

<b>Councillor J Ball</b>	<b>Chair</b>
<b>Councillor C Godolphin</b>	<b>Vice Chair</b>
<b>Councillor D Atherfold</b>	
<b>Councillor Z Fox</b>	
<b>Councillor L McDonald</b>	
<b>Councillor P Mills</b>	
<b>Councillor J Morgan</b>	
<b>Councillor R Weatherburn</b>	

## IN ATTENDANCE:

**David Garwood, Head of Strategic Development; Melanie Negus, Administrative Support Officer; and three members of the public.**

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### **P.5092 MEETING PROCEDURES**

The Chair explained the safety procedures to all present.

### **P.5093 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

#### **P.5093.2 RESOLVED: that the apologies from Councillors Heather and Weedon, for non-attendance of the meeting of the Planning & Development Committee held on the 3<sup>rd</sup> September 2024 were received**

Proposed by Councillor C Godolphin  
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

### **P.5094 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.5095 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no dispensation requests.

**P.5096 CHAIR'S ANNOUNCEMENTS**

There were no Chair's announcements.

**P.5097 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 6<sup>TH</sup> AUGUST 2024 FOR SIGNING BY THE CHAIR**

**P.5097.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 6<sup>th</sup> August 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 of those entitled to vote.

**P.5098 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.5099 TO RECEIVE INFORMATION FROM CREATE ARCHITECTURE REGARDING PROPOSALS FOR THE REPLACEMENT OF CAMBORNE/REDRUTH BOXING CLUB, AND AGREE ACTION**

A representative of Camborne/Redruth Boxing Club informed members that the World Heritage Officer had wanted the proposed development to be scaled down and the exterior of the building to be more in keeping with the surrounding buildings; but the reasoning for the increase in size was to accommodate the club to be able to rent space, to help with the longevity of the club and to provide more facilities for members.

Time for planning approval was of the essence as funding received for planning costs had to be used by mid-October 2024. The Club was being run by volunteers.

It was asked if the Compressor House owned by the Town Council could be utilised by the Club in the event permissions were not granted for the development. The Head of Strategic Development informed them that unfortunately the Town Council were in the process of undergoing large projects of their own and would need the use of it themselves.

**P.5099.2 RESOLVED: that information from CREATE Architecture regarding proposals for the replacement of Camborne/Redruth Boxing Club was received**

Proposed by Councillor J Ball  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

Three members of the public left the meeting at 6.52pm.

**P.5600**                    **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.5600.2**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Applications 24-25/034 (PA24/05960) and 24-25/037 (PA24/06011)**

Proposed by Councillor J Ball  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

The Chair took agenda items 10 and 11 together.

**P.5601**                    **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**

**P.5601.2**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommended refusal of Planning Application 24-25/035 (PA24/04244) due to; overdevelopment, access issues, the loss of the garage, there was no Biodiversity Report, and it would impact the habitat**

Proposed by Councillor C Godolphin  
Seconded by Councillor P Mills

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

**P.5601.3**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommended refusal of Planning Application 24-25/036 (PA24/05915); the proposed development would overshadow the neighbouring property resulting in an unacceptable loss of light, and this could seriously impact the health and wellbeing of the elderly neighbour**

Proposed by Councillor R Weatherburn  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.5601.4**      **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommended refusal of Planning Application 24-25/038 (PA24/06283) as there was no justification, the current access was perfectly adequate, and there would be unnecessary loss of hedgerow and habitat**

Proposed by Councillor D Atherfold  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.5601.5**      **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/039 (PA24/03341) as historic character had already been lost due to the alterations of the adjacent properties**

Proposed by Councillor Z Fox  
Seconded by Councillor P Mills

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

**P.5601.6**      **RESOLVED: that Camborne Town Council respond to Cornwall Council that recommended refusal of Planning Application 24-25/040 (PA24/00758). The revised plans did nothing to alleviate any of the concerns raised by the Town Council the last time this application was in front of them. Access to the site once the development was completed still had to go through Barberray Way, which is a congested cul-de-sac, and would cause issues when emergency vehicles needed access to the new development. There were parking spaces available for residents but there was no consideration for any visitors, this would put greater pressure on the local road network. This goes against National Planning policy Framework 39, and the scheme would conflict with Policies 2 & 12 of the Cornwall Local Plan 2010-2030.**

**The removal of the garage from the back of number 9 Barberray way was an improvement, however it did not address the problem of the resident being able to maintain the side of their property, if they needed to erect scaffolding to the gable end it would completely block the access for the new development**

Proposed by Councillor J Ball  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.5601.7**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it recommended refusal of Planning Application 24-25/041 (PA24/06128) due to; the loss of the existing building and the resultant proposed layout; design and scale of the proposed development which comprises a suburban layout: it is considered that this would be harmful to the character and appearance of the conservation area, and the outstanding universal value of the World Heritage Site, where part of that significance stems from its setting**

Proposed by Councillor J Ball  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.5601.8**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/042 (PA24/00841); subject to the approval of the World Heritage Officer, Historic England, and Historic Environment**

Proposed by Councillor J Morgan  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.5601.9**                    **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/043 (PA24/00842); subject to the approval of the World Heritage Officer, Historic England, and Historic Environment**

Proposed by Councillor J Morgan  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.5602**                    **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

TC Number:            **24-25/044**  
CC Number:            PA24/06505  
Development:        Erection of dwelling without compliance of condition 2 of decision PA22/03637, dated 01.03.2023.  
  
Location:              31 Cranfield Road, Camborne, TR14 7PN  
Grid Ref:              163948/39995  
Sent to:                Councillor L McDonald

TC Number:            **24-25/045**  
CC Number:            PA24/06423  
Development:        Single storey rear, side & front extensions & replacement of existing static caravan with self-contained annexe & associated works.  
  
Location:              Little Haven, Newton Moor, Troon, Camborne  
Grid Ref:              166802/39122

Sent to: Councillor P Mills  
TC Number: **24-25/046**  
CC Number: PA24/06486  
Development: Works to trees subject to a Tree Preservation Order, works include two Sycamore trees & one Elm tree; branches which require trimming.  
Location: 39 Pentalek Road, Camborne, TR14 7RQ  
Grid Ref: 165009/39366

**P.5602.2** **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/044 (PA24/06505); subject to the approval of the relevant consultee**

Proposed by Councillor L McDonald  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.5602.3** **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/045 (PA24/06423); subject to a condition being applied, tying all aspects of the development to the main dwelling, and that the Flood Risk Plan requirements were conformed to**

Proposed by Councillor P Mills  
Seconded by Councillor C Godolphin

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

**P.5602.4** **RESOLVED: that Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/046 (PA24/06486); subject to the approval of the Tree Officer**

Proposed by Councillor J Ball  
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

**P.5603** **TO RECEIVE A REPORT ON PLANNING 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**

TC Number: **24-25/017**  
CC Number: PA24/04470  
Development: Conversion of existing offices (A2) into 2 dwellings. Without compliance of condition 2 decision notice PA23/05196 dated 11.10.2023.  
Location: Howell Hylton Solicitors, 24 Cross Street, Camborne

Grid Ref: 164744/39889  
Comm submission date: 10.07.24  
Sent to: Councillor J Ball  
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommends refusal of Planning Application 24-25/017 (PA24/04470) due to the storm drainage run off onto the highway of Victoria Street, the inability of the drainage systems to cope with a 1 in 100 year critical event, plus the allowance of climate change. There is no room for a soak away on the site, and one set of plans say foul drainage will flow into Cross Street but there is no foul sewer in Cross Street.

**Comm Decision: Disagree with Planning Officer and request that it go to Committee.**

The Chair informed members that he had liaised with Cornwall Councillor Paul White on this application and despite Cllr White not having examined the information for the application on the planning portal, he was prepared to waive it through, to save the expensive of it going to Committee. Councillors found this to be unacceptable and requested that the Chair draft a letter for circulation to this committee for their input, to be sent to Cllr White.

**P.5603.2**

**RESOLVED: that a report on planning applications reviewed by the Planning Committee following additional information received from Cornwall Council Planning Officers in accordance with P.4113.2, was received.**

**The request that the Chair draft a letter for circulation to this committee for their input, to be sent to Cllr White regarding decision making on planning applications; was approved**

Proposed by Councillor C Godolphin  
Seconded by Councillor P Mills

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

**P.5604**

**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**

There were no such applications.

**P.5605**

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

There were no such applications.

**P.5606 TO RECEIVE CORRESPONDENCE RELATING TO WORKS BEING CARRIED OUT TO TREES COVERED BY A TPO AREA AT PENTALEK ROAD, CAMBORNE, TR14 7RQ**

**P.5606.2 RESOLVED: that correspondence relating to works being carried out to trees covered by a TPO area at Pentalek Road, Camborne, TR14 7RQ was received and Councillors wished to express their disappointment at the inappropriate lack of action by the Tree Officers**

Proposed by Councillor C Godolphin  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.5607 TO RECEIVE A BRIEFING NOTE OF PROPOSED CHANGES TO THE NPPF**

A Councillor was of the opinion that a lack of self determination in planning matters likely contravened the Framework Convention for the protection of National Minorities.

**P.5607.2 RESOLVED: that a Briefing Note of proposed changes to the NPPF was received**

Proposed by Councillor J Ball  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.5608 TO RECEIVE A COPY OF THE LETTER SENT TO THE WEST SUB AREA PLANNING COMMITTEE**

**P.5608.2 RESOLVED: that a copy of the letter sent to the West Sub Area Planning Committee was received**

Proposed by Councillor C Godolphin  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

There being no further business the Chair closed the meeting at 7.50pm.

**APPENDIX 1**

TC Number: **24-25/034**  
CC Number: PA24/05960  
Development: Non-material amendment in relation to decision notice PA22/09888, dated 02/02/23 – Changing proposed cladding from Euroclad Opus and Euroclad Vieo to Hardieplank VL in grey slate fixed horizontally and vertically.  
Location: Burgess, Foundry Ros, Trevithick View, Camborne  
Comm Submission Date: 04.09.24

Comm Decision: No objection.  
TC Number: **24-25/037**  
CC Number: PA24/06011  
Development: Erection of Conservatory to south elevation.  
Location: 55 Pengegon Way, Pengegon, Camborne  
Grid Ref: 165821/39807  
Comm Submission Date: 04.09.24  
Comm Decision: No objection.

## **APPENDIX 2**

TC Number: **24-25/035**  
CC Number: PA24/04244  
Development: Demolition of existing garage and construction of a proposed new two-bedroom dwelling on land adjacent to 55 Dolcoath Avenue, Camborne (original application withdrawn – PA23/03512).  
Location: Land Adj to 55 Dolcoath Avenue, Camborne, TR14 8RY  
Grid Ref: 165471/40280  
Sent to: Councillor C Godolphin  
Comm Submission Date: 04.09.24  
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommended refusal of Planning Application 24-25/035 (PA24/04244) due to; overdevelopment, access issues, the loss of the garage, there was no Biodiversity Report, and it would impact the habitat.

TC Number: **24-25/036**  
CC Number: PA24/05915  
Development: Rear extension and roof replacement.  
Location: 62 College Street, Camborne, TR14 7LD  
Grid Ref: 164326/40166  
Sent to: Councillor R Weatherburn  
Comm Submission Date: 04.09.24  
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommended refusal of Planning Application 24-25/036 (PA24/05915); the proposed development would overshadow the neighbouring property resulting in an unacceptable loss of light, and this could seriously impact the health and wellbeing of the elderly neighbour.

TC Number: **24-25/038**  
CC Number: PA24/06283  
Development: To remove approximately 4m of hedgerow in order to relocate vehicular access to the property.  
Location: Mentreleyer, Croft Mitchell, Troon, Camborne  
Grid Ref: 166574/37085  
Sent to: Councillor D Atherfold  
Comm Submission Date: 04.09.24  
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommended refusal of Planning Application 24-25/038 (PA24/06283) as there was no justification, the current access was perfectly adequate, and there would be unnecessary loss of hedgerow and habitat.

TC Number: **24-25/039**  
CC Number: PA24/03341  
Development: Demolition of caravan and construction of a new four bedroom dwelling.  
Location: 3 Hillside Cottages, Chapel Hill, Brea, Camborne  
Grid Ref: 166587/39692  
Sent to: Councillor Z Fox  
Comm Submission Date: 04.09.24  
Comm Decision: No objection as historic character had already been lost due to the alterations of the adjacent properties.

TC Number: **24-25/040**  
CC Number: PA24/00758  
Development: Erection of 7 residential dwellings to include a temporary access for construction purposes.  
Location: Land off Boiler Works Road, North Roskear, Camborne, TR14 0AF  
Sent to: Councillor J Ball  
Comm Submission Date: 04.09.24  
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommended refusal of Planning Application 24-25/040 (PA24/00758). The revised plans did nothing to alleviate any of the concerns raised by the Town Council the last time this application was in front of them. Access to the site once the development was completed still had to go through Barberry Way, which was a congested cul-de-sac, and would cause issues when emergency vehicles needed access to the new development. There were parking spaces available for residents but there was no consideration for any visitors, this would put greater pressure on the local road network. This goes against National Planning policy Framework 39, and the scheme would conflict with Policies 2 & 12 of the Cornwall Local Plan 2010-2030.  
The removal of the garage from the back of number 9 Barberry way was an improvement, however it did not address the problem of the resident being able to maintain the side of their property, if they needed to erect scaffolding to the gable end it would completely block the access for the new development.

TC Number: **24-25/041**  
CC Number: PA24/06128  
Development: Demolition of unlisted derelict fire damaged farmhouse together with outbuildings.  
Location: Church View Farm, Church View Road, Camborne  
Grid Ref: 165872/40641  
Sent to: Councillor J Ball  
Comm Submission Date: 04.09.24  
Comm Decision: Camborne Town Council respond to Cornwall Council that it recommended refusal of Planning Application 24-25/041 (PA24/06128) due to; the loss of the existing building and the resultant proposed layout; design and scale of the proposed development which comprises a suburban layout: it is considered that this would be harmful to the character and appearance of the conservation area, and the outstanding universal value of the

World Heritage Site, where part of that significance stems from its setting.

TC Number: **24-25/042**  
CC Number: PA24/00841  
Development: Proposed extension and renovation to care home.  
Location: St Clair Care Ltd, St Clair House, 32 Basset Road, Camborne  
Sent to: Councillor J Morgan  
Comm Submission Date: 04.09.24  
Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/042 (PA24/00841); subject to the approval of the World Heritage Officer, Historic England, and Historic Environment.

TC Number: **24-25/043**  
CC Number: PA24/00842  
Development: Listed building consent for a proposed extension and renovation to care home.  
Location: St Clair Care Ltd, St Clair House, 32 Basset Road, Camborne  
Sent to: Councillor J Morgan  
Comm Submission Date: 04.09.24  
Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/042 (PA24/00841); subject to the approval of the World Heritage Officer, Historic England, and Historic Environment.

## **AGENDA 12**

TC Number: **24-25/044**  
CC Number: PA24/06505  
Development: Erection of dwelling without compliance of condition 2 of decision PA22/03637, dated 01.03.2023.  
Location: 31 Cranfield Road, Camborne, TR14 7PN  
Grid Ref: 163948/39995  
Sent to: Councillor L McDonald  
Comm Submission Date: 04.09.24  
Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/044 (PA24/06505); subject to the approval of the relevant consultee.

TC Number: **24-25/045**  
CC Number: PA24/06423  
Development: Single storey rear, side & front extensions & replacement of existing static caravan with self-contained annexe & associated works.  
Location: Little Haven, Newton Moor, Troon, Camborne  
Grid Ref: 166802/39122  
Sent to: Councillor P Mills  
Comm Submission Date: 04.09.24  
Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/045 (PA24/06423); subject to a condition being applied, tying all aspects of the development to the main dwelling, and that the Flood Risk Plan requirements were conformed to.

TC Number: **24-25/046**  
CC Number: PA24/06486  
Development: Works to trees subject to a Tree Preservation Order, works include two Sycamore trees & one Elm tree; branches which require trimming.  
Location: 39 Pentalek Road, Camborne, TR14 7RQ  
Grid Ref: 165009/39366  
Comm Submission Date: 04.09.24  
Comm Decision: Camborne Town Council respond to Cornwall Council that it had no objection to Planning Application 24-25/044 (PA24/06505); subject to the approval of the Tree Officer.

SIGNED BY THE CHAIR.....

DATE .....