

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 4th March 2025 at 18:30

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	
Councillor S Weedon	

IN ATTENDANCE:

David Garwood, Head of Strategic Development; Sally Williams, Committee Support Officer and one member of the public.

P.5704 MEETING PROCEDURES

The Chair explained the safety procedures to all present.

P.5705 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.5705.2 RESOLVED: that the apologies from Councillor Morgan for non-attendance of the Planning & Development meeting on the 4th March 2025, were received

Proposed by Councillor J Ball
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.5706 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 Ball and Fox declared an interest in Planning Application PA25/01347 (24-25/119) as they were members of the Town Deal Board.

Councillor Fox declared an interest in Planning Application PA25/00393 (24-25/121) and stated that she would leave the room for this item.

P.5707 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

Standing written requests for dispensations were in place to enable Councillors Ball and Fox to speak and vote on Town Deal Board Agenda Items.

P.5707.2 RESOLVED: that written requests for dispensations for Councillors Ball and Fox to speak and vote on Town Deal Board Agenda Items were noted

Proposed by Councillor J Ball
Seconded by Councillor R Weatherburn

On a vote being taken the matter was approved unanimously.

P.5708 CHAIR'S ANNOUNCEMENTS

There were no Chair's announcements.

P.5709 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 4TH FEBRUARY 2025 FOR SIGNING BY THE CHAIR

P.5709.2 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 4th February 2025 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.5710 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

Councillor Fox enquired whether the explanation that had been requested from the last Planning Committee meeting on 4th February 2025 (Resolution P.5698.2 – 'a request that an explanation on the modifications from Planning Officers be brought to the next Planning & Development meeting') had been given. It was confirmed that this explanation was included in Agenda Item 8 – Planning Officer's Comments.

P.5711 TO RECEIVE CORNWALL COUNCIL PLANNING OFFICER'S COMMENTS

P.5711.2 RESOLVED: that the Cornwall Council Planning Officers Comments, were received

Proposed by Councillor C Godolphin
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.5712 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.5712.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/108 (PA25/00672)

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.5712.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/109 (PA25/00673)

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.5712.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/110 (PA25/00678)

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.5712.5 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/113 (PA25/00830)

Proposed by Councillor J Ball
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.5712.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/114 (PA24/09768)

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.5713 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 Chair brought forward Planning Application PA25/01176 (24-25/115) as the member of the public present wished to speak in support of the application.

The member of the public addressed Councillors. He introduced himself and explained the rationale behind the application for the extension to the dwelling. He also confirmed that the neighbours had been informed, that they had no objections to the application and that they had written a supporting statement.

P.5713.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/115 (PA25/01176) subject to the approval of the Planning Officer

Proposed by Councillor L McDonald
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.5713.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/116 (PA24/09817) subject to the approval of the World Heritage Site Officer and the Conservation Officer

Proposed by Councillor J Ball
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.5713.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/117 (PA25/01098)

Proposed by Councillor D Atherfold
Seconded by Councillor Z Fox

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

P.5713.5 RESOLVED: that Camborne Town Council responds to Cornwall Council that, whilst it has no objection to the replacement of the garage roof, it recommends refusal of Planning Application 24-25/118 (PA25/00731), due to overdevelopment and loss of light to the neighbouring property

Proposed by Councillor C Godolphin
Seconded by Councillor L McDoanld

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

P.5713.6

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/119 (PA25/01347) subject to the recommendations of the ecology report

Proposed by Councillor R Weatherburn
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.5714

TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **24-25/120**
CC Number: PA25/01019
Development: Subdivision of existing ground floor E Class retail area to three E Class retail units with communal refuse bin area and new shop fronts.
Location: M&Co, 23-27 Trelowarren Street, Camborne
Grid Ref: 164782/40124
Comment submission date: 05.03.2025

TC Number: **24-25/121**
CC Number: PA25/00393
Development: Demolition of buildings, erection of artist studios (Class E) and associated works.
Location: Chycarne Farm, Chycarn Moor, Troon, Camborne
Grid Ref: 166860/37685
Comment submission date: 05.03.2025

P.5714.2

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/120 (PA25/01019)

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

Councillor Fox left the Council Chamber for the next Agenda Item.

P.5714.3

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/121 (PA25/00393) subject to works conforming to the additional ecology reports and the recommendations made by Camborne Town Council previously

Proposed by Councillor P Mills
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

Councillor Fox re-entered the Council Chamber once the vote had taken place.

P.5715

**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: **24-25/094**
CC Number: PA24/08726
Development: Conversion of the existing two rear outbuildings into one dwelling and change of use of land to garden.
Location: The Bungalow, Carn Entral, Camborne, TR14 9AH
Grid Ref: 166095/3951
Sent to: Councillor J Morgan
Comment submission date: 15.01.25
Comm Decision: No objection subject to it being tied to the main dwelling, complying with Policy 7 of the Local Plan, and it being of suitable design.
Comm Decision: Disagree with Planning Officer, and request that it be put to the West Sub Area Planning Committee

TC Number: **24-25/088**
CC Number: PA24/08902
Development: Retrospective application for the conversion of domestic garage to annexed accommodation ancillary to the main dwelling.
Location: 9 Edward Street, Tuckingmill, Camborne, TR14 8NZ
Grid Ref: 165693/40884
Sent to: Councillor J Ball
Comment submission date: 15.01.25
Comm Decision: Camborne Town Council recommends refusal as it appears to be in use as a completely separate dwelling to the main dwelling, with the address as 9B; and the Town Council would request that enforcement action be taken on the development.
Comm Decision: Disagree with Planning Officer, and request that it be put to the West Sub Area Planning Committee

TC Number: **24-25/091**
CC Number: PA24/09426
Development: Reserved matters for access, appearance, landscaping, layout and scale, following outline consent PA21/05142 dated 06.02.22.
Location: Land Adj to the White House, Laity Road, Troon, Camborne
Grid Ref: 166079/37817

Sent to: Councillor P Mills
Comment submission date: 15.01.25
Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal to Planning Application 24-25/091 (PA24/09426). The development would result in overshadowing of the properties opposite; it does not comply with World Heritage Standards, Environmental Protection Guidelines, and National Policy Guidelines 22, 23 and 25 for the visual impact of the locality. There are pedestrian highway safety concerns, and it is not in keeping with the area.

Comm Decision: Agree to Disagree

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.

Comm Decision: Agree with Planning Officer

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 to be produced.

Comm Decision: Agree with Planning Officer

Councillor Weedon told the Committee that she had not put Planning Application 24-25/094 (PA24/08726) forward to the West Sub Area Planning Committee.

Councillor Ball confirmed that he would attend the next West Sub Area Planning Committee to speak regarding Planning Application 24-25/088 (PA24/08902).

P.5715.2

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

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.5716 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.5717 TO RECEIVE NOTIFICATIONS OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION

There were no such applications.

P.5718 TO RECEIVE AN APPEAL DECISION NOTIFICATION FOR LAND EAST OF THE YARD, POLSTRONG, CAMBORNE, TR14 0QA

P.5718.2 RESOLVED: that an appeal decision notification for Land east of the Yard, Polstrong, Camborne, TR14 0QA was received and noted

Proposed by Councillor C Godolphin
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.5719 TO RECEIVE AN APPEAL DECISION NOTIFICATION FOR LAND ADJ TO 20 TREVU ROAD, CAMBORNE, TR14 7AD

P.5719.2 RESOLVED: that an appeal decision notification for Land adj to 20 Trevu Road, Camborne, TR14 7AD was received and noted

Proposed by Councillor Z Fox
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 19:00

APPENDIX 1

TC Number: **24-25/108**
CC Number: PA25/00672
Development: Modification to the S106 Undertaking dated 17th March 2016 to meet current lender requirements and exempt persons who have

staircased to 100% in relation to reference PA15/01794.

Location: Plot 15, Tregenna Lane, Camborne
Grid Ref: 164103/39552

Comment submission date: 5.03.25

Comm Decision: No objection.

Deferred from February meeting.

TC Number: **24-25/109**

CC Number: PA25/00673

Development: Modification to a S106 Agreement dated 1th March 2016 to meet current lender requirements and to exempt persons who have staircased to 10% relating to application number PA15/01794.

Location: Plot 16, Tregenna Lane, Camborne

Grid Ref: 164090/39644

Comment submission date: 5.03.25

Comm Decision: No objection.

Deferred from February meeting.

TC Number: **24-25/110**

CC Number: PA25/00678

Development: Modification to a S106 Agreement dated 1th March 2016 to meet current lender requirements and to exempt persons who have staircased to 10% relating to application number PA15/01794.

Location: Plot 77 Tregenna Lane, Camborne

Grid Ref: 164049/39684

Comment submission date: 5.03.25

Comm Decision: No objection.

Deferred from February meeting.

TC Number: **24-25/113**

CC Number: PA25/00830

Development: Non-material amendment in relation to Appeal Notice APP/DO840/W20/3248199 dated 11.03.21 – Change of external materials to plots 3-6.

Location: Land adjoining Gwel Tregennow, Camborne

Comment submission date: 5.03.25

Comm Decision: No objection.

TC Number: **24-25/114**

CC Number: PA24/09768

Development: Change of use from an internal flat, to be integrated back into the main residence to form a 3 bedroom property.

Location: 31 Cross Street, Camborne, TR14 8ES

Grid Ref: 164712/39886

Comment submission date: 5.03.25

Comm Decision: No objection.

APPENDIX 2

TC Number: **24-25/115**

CC Number: PA25/01176

Development: Rear extension to dwelling, and new front porch.

Location: 5 Roscrow Drive, Camborne, TR14 0EF

Grid Ref: 164881/40971

Sent to: Councillor L McDonald

Comment submission date: 5.03.25

Comm Decision: No objection.

TC Number: **24-25/116**

CC Number: PA24/09817

Development: To build four flats.

Location: 44 Tolcarne Road, Camborne, TR14 8JH

Grid Ref: 164866/39985

Sent to: Councillor J Ball

Comment submission date: 5.03.25

Comm Decision: No objection subject to the approval of the World Heritage Site Officer and the Conservation Officer.

TC Number: **24-25/117**

CC Number: PA25/01098

Development: Conversion of garage to additional accommodation.

Location: 6 Weeth Lane, Camborne, TR14 7JN

Grid Ref: 164154/40388

Sent to: Councillor D Atherfold

Comment submission date: 5.03.25

Comm Decision: No objection

TC Number: **24-25/118**

CC Number: PA25/00731

Development: Rear extension and garage roof replacement.

Location: 64 College Street, Camborne, TR14 7LD

Grid Ref: 164321/40168

Sent to: Councillor C Godolphin

Comm Decision: Camborne Town Council responds to Cornwall Council that, whilst it has no objection to the replacement of the garage roof, it recommends refusal of Planning Application 24-25/118 (PA25/00731), due to overdevelopment and loss of light to the neighbouring property

TC Number: **24-25/119**

CC Number: PA25/01347

Development: Replacement single storey toilet block.

Location: Camborne Rugby Football Club, Recreation Ground, Crane Road, Camborne

Grid Ref: 163922/39788

Sent to: Councillor R Weatherburn

Comment submission date: 5.03.25

Comm Decision: No objection.

AGENDA 12

TC Number: **24-25/120**

CC Number: PA25/01019

Development: Subdivision of existing ground floor E Class retail area to three Class E retail unit with communal refuse bin area and new shop fronts.

Location: M&Co, 23-27 Trelowarren Street, Camborne

Grid Ref: 164782/4124

Comment submission date: 5.03.25

Comm Decision: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/120 (PA25/01019)

TC Number: **24-25/121**

CC Number: PA25/00393

Development: Demolition of buildings, erection of artist studios (Class E) and associated works.

Location: Chycarne Farm, Chycarn Moor, Troon, Camborne

Grid Ref: 166860/37685

Comment submission date: 5.03.25

Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 24-25/121 (PA25/00393) subject to works conforming to the additional ecology reports and the recommendations made by Camborne Town Council previously

SIGNED BY THE CHAIR.....

DATE

