

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 10th June 2025 at 6.30pm

PRESENT:

Councillor D Atherfold **Chair**
Councillor S Weedon **Vice Chair**
Councillor J Ball
Councillor L McDonald
Councillor P Mills
Councillor R Weatherburn

IN ATTENDANCE:

Rose Haylett-Hitchens, Acting Assistant Town Clerk; Caroline Tucker, Library Supervisor; Louisa Jenkins, Development Officer and one member of the public, Dan Mitchell-Planning Agent.

P.18 MEETING PROCEDURES

The Chair explained the safety procedures to all present.

P.19 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.19.1 RESOLVED: that the apologies from Councillors Barnes and Kelly for non-attendance of the Planning & Development Committee on 10th June 2025 were received

Proposed by Councillor Atherfold
Seconded by Councillor Mills

On a vote being taken the matter was approved unanimously.

P.20 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 Weedon declared interests in items relating to Camborne Town Deal as they are members of the Town Deal Board.

P.20.1 RESOLVED: Declared interests from Cllr Ball and Cllr Weedon were received

Proposed by Councillor Atherfold
Seconded by Councillor Weedon

On a vote being taken the matter was approved unanimously.

P.21 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

Councillors Ball and Weedon submitted written requests for dispensations.

P.21.1 RESOLVED: Written requests for dispensations for Councillors Ball and Weedon were approved.

Proposed by Councillor Atherfold
Seconded by Councillor Weedon

On a vote being taken the matter was approved unanimously.

P.22 CHAIR'S ANNOUNCEMENTS

There were no Chair's announcements.

P.23 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 27TH MAY 2025 FOR SIGNING BY THE CHAIR

P.23.1 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 27th May 2025 were received, approved, and signed by the Chair

Proposed by Councillor Atherfold
Seconded by Councillor Weedon

On a vote being taken the matter was approved unanimously.

P.24 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.25 TO RECEIVE CORNWALL COUNCIL PLANNING OFFICER'S COMMENTS

There were no comments to receive.

The Chair took agenda items 9 and 10 together.

P.26 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**

Dan Mitchell, Planning Agent for application PA25/03885 made representation and answered questions on the proposal. Councillors recognised this was a proposal early in the planning process, however details on flood risk mitigation are sought given the area is prone to flooding.

P.26.1 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends approval of Planning Application 25-26/008 (PA25/03780);

Proposed by Councillor Atherfold
Seconded by Councillor McDonald

On a vote being taken the matter was approved unanimously.

P.26.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that no further comment as previously approved in March 2025 of Planning Application 25-26/009 (PA25/02206);

Proposed by Councillor Atherfold
Seconded by Councillor Weatherburn

On a vote being taken the matter was approved unanimously.

**P.27 TO ADDRESS ADDITIONAL PLANNING APPLICATIONS
RECEIVED, AFTER AGENDA COMPILED**

TC Number: **25-26/010**
CC Number: PA25/03885
Development: Application for permission in principle for proposed development (minimum 3, maximum 5).
Location: Land East of Poltair, Fore Street, Barripper, Camborne
Grid Ref: 163655/38476
Sent to: Councillor S Weedon
Comment submission date: 11.06.25

P.27.1 RESOLVED: that Camborne Town Council responds to Cornwall Council that defers comment on Planning Application 25-26/010 (PA25/03885) due to further information being sought on flood risk mitigation.

Proposed by Councillor Weedon
Seconded by Councillor Atherfold

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

**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**

TC Number: **24-25/???**
CC Number: PA25/03117
Development: Change of use of cycle shop to office at ground floor with flat above.
Location: Aldridge Cycles, 38 Cross Street, Camborne, Cornwall, TR14 8EX
Grid Ref: ??
Comment submission date: 30.05.2025
Comm Decision: No objection, some concerns with impact on parking.
Comm Decision: Agree with Planning Officer

TC Number: **24-25/146**
CC Number: PA25/02700
Development: Change of use from one large retail unit into a reduced size retail unit and 8 residential flats with external changes to the build.
Location: Former 'Peacocks' Store 53 – 55 Trelowarren Street, Camborne
Grid Ref: 164877/40137
Comment submission date: 30.04.25
Comm Decision: No objection, subject to it conforming to minimum space standards; but has concerns regarding amenities and facilities.
Comm Decision: Agree with Planning Officer

TC Number: **25-26/001**
CC Number: PA25/01077
Development: Retrospective change of use of land and the stationing of a shepherds hut for seasonal holiday use.
Location: Shepherds Hut, Puggis Hill, Reskadinnick, Camborne, TR14 0LB
Sent to: Councillor S Guffogg
Comment submission date: 28.05.25
Comm Decision: No objection
Comm Decision: Agree with Planning Officer

TC Number: **23-24/007**
CC Number: PA23/02613
Development: Construction of 202 residential dwellings with associated site remediation, enabling works, access, parking, and landscaping.
Location: Land at Tuckingmill, Dolcoath Road, Camborne
Grid Ref: 166145/40672
Comment Submission Date: 05.05.23
Sent to: Councillor Z Fox

Comm Decision: Camborne Town Council respond to Cornwall Council they were concerned at large scale clearance and engineering works on-site undertaken in advance of planning permission (in the context that previous permission has lapsed), and throughout bird nesting season. These works have taken place in apparent contravention of the Preliminary ecological survey, and advice from Natural England. Building shells have recently appeared on the site also in advance of permission. It is not understood why areas designated as future open space have not been left in a natural state but are the subject of

clearance, widescale removal of trees and scrub, and extensive landscaping plans. There appears a change to previous plans with a suggested loss of a green 'buffer' area between this housing proposal and the area allocated for educational purposes to the west, resulting in widescale loss of mature trees and scrub. Despite suggested remediation schemes, there are concerns that a 'parkland' treatment is proposed to more enclosed open space included within the development, and this is not considered an improvement or better for nature.

We feel that opportunities have not been taken to improve on the previous plans and create better 'nature corridors' throughout the site. These are preliminary comments and we await more information from Cornwall Council and the developers, and hope to be re-consulted in the view of a determination date for this application in August, particularly as many documents referred to are not available for viewing at this time.

Therefore the Town Council submit a 'holding objection'.

Comm Decision: Agree with Planning Officer

P.28.1

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 Atherfold

Seconded by Councillor Weedon

On a vote being taken the matter was approved unanimously.

P.29

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.30

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

TC Number: **25-26/??**
CC Number: PA25/02266
Development: Permission in Principle for the erection of a
bungalow (minimum 1 maximum 1)
Location: Land To The Rear Of North Roskear Road,
Camborne
Committee date: 23/06/2025

P.30.1

**RESOLVED: Notification of Planning Application
PA25/02266 to be decided by Cornwall Council Planning
Committee to be received.**

Proposed by Councillor Weedon
Seconded by Councillor Atherfold

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

P.31

**TO RECEIVE AN APPEAL DECISION FOR LAND AT CHURCH
VIEW FARM, CHURCH VIEW ROAD, TUCKINGMILL**

P.31.1

**RESOLVED: that an Appeal Decision for Land at Church View
Farm, Church View Road, Tuckingmill was received**

Proposed by Councillor Atherfold
Seconded by Councillor Mills

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

P.32

**TO RECEIVE A VERBAL REPORT FROM THE DEVELOPMENT
OFFICER ON TOWN DEAL PROJECTS, AGREE ACTION, AND
AUTHORISE ANY ASSOCIATED EXPENDITURE**

The development officer gave a verbal summary of progress on all
three Town Projects.

P.32.1

**RESOLVED: that a verbal report from the Development
Officer on Town Deal projects was received**

Proposed by Councillor Atherfold
Seconded by Councillor Weedon

On a vote being taken the matter was approved unanimously.

There being no further business the Chair closed the
meeting at 7.51pm.

APPENDIX 2

TC Number: **25-26/008**
CC Number: PA25/03780
Development: Loft extension to dwelling.
Location: Dargason, Tregurthen Road, Camborne
Grid Ref: 164328/39771
Sent to: Councillors D Atherfold & S Barnes
Comment submission date: 11.06.25
Comm Decision: Recommend Approval

TC Number: **25-26/009**
CC Number: PA25/02206
Development: First Floor rear extension to provide additional bedroom space.
Location: 4 Brea Arch, Brea, Camborne
Grid Ref: 166328/40349
Sent to: Councillors R Weatherburn & M Kelly
Comment submission date: 11.06.25
Comm Decision: No further comment as comment given in March 2025

AGENDA 11

TC Number: **25-26/009**
CC Number: PA25/03885
Development: Application for permission in principle for proposed development (minimum 3, maximum 5).
Location: Land East of Poltair, Fore street, Barripper, Camborne
Grid Ref: 163655/38476
Sent to: Councillor S Weedon
Comment submission date: 11.06.25
Comm Decision: Defer comment pending further information.

SIGNED BY THE CHAIR.....

DATE

