

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 2nd September 2025 at 6.30pm

PRESENT:

Councillor D Atherfold
Councillor S Weedon
Councillor J Ball
Councillor S Barnes
Councillor E Chapman
Councillor L McDonald
Councillor P Mills

Chair
Vice Chair – until point mentioned

IN ATTENDANCE:

Rose Haylett-Hitchens, Acting Assistant Town Clerk and Sally Williams, Finance Administrator

P.67 MEETING PROCEDURES

The Chair explained the meeting and safety procedures to all present.

P.68 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.68.1 RESOLVED: that the apologies from Councillor Guffogg and Councillor Weatherburn for non-attendance of the Planning & Development Committee on 2nd September 2025 were received

Proposed by Councillor D Atherfold
Seconded by Councillor S Barnes

On a vote being taken the matter was approved unanimously.

P.69 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 Ball declared an interest in Planning Application 25/26-029 (PA25/04447) as he is a member of the Town Deal board.

- P.69.1 RESOLVED: that Councillor Ball declared an interest in Planning Application 25/26-029 (PA25/04447) as he is a member of the Town Deal Board, was received**

Proposed by Councillor D Atherfold
Seconded by Councillor S Weedon

On a vote being taken the matter was approved unanimously.

- P.70 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

Councillor Ball holds a standing twelve month written dispensation allowing him to speak and vote on Town Deal agenda items.

- P.71 CHAIR'S ANNOUNCEMENTS**

There were no Chair's announcements.

- P.72 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 5TH AUGUST 2025 FOR SIGNING BY THE CHAIR**

One Councillor wished to add legislative details to her resolution of the previous meeting.

- P.72.1 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 5th August 2025, as amended, were received, approved, and signed by the Chair**

Proposed by Councillor D Atherfold
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

- P.73 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

Councillor Ball informed members that Camborne Redruth Boxing Club had made significant amendments to the plans that had previously been submitted, and he anticipated that a new planning application would be forthcoming soon.

- P.74 TO CONSIDER APPENDIX 1 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND DEALT WITH**

UNDER THE DELEGATED PROCEDURE IN ACCORDANCE WITH MINUTE REFERENCE P.3280.3

P.74.1 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-027 (PA25/05529) subject to the Tree Officers approval

Proposed by Councillor D Atherfold
Seconded by Councillor S Weedon

On a vote being taken the matter was approved unanimously.

P.75 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)

There were no members of the public present.

P.76 TO RECEIVE CORNWALL COUNCIL'S PLANNING OFFICER COMMENTS, RECEIVED TO DATE

P.76.1 RESOLVED: that Cornwall Council's Planning Officer comments, were received

Proposed by Councillor D Atherfold
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

Councillor Weedon left the meeting at 18:39.

P.77 TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

P.77.1 RESOLVED: that Camborne Town Council responds to Cornwall Council that had no objection to Planning Application 25/26-028 (PA25/05871)

Proposed by Councillor D Atherfold
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.77.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-029 (PA25/04447) subject to the replacement windows being made of wood

Proposed by Councillor D Atherfold
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.77.3 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25/26-030 (PA25/05703) due to the inaccuracy of the address**

Proposed by Councillor J Ball
Seconded by Councillor E Chapman

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

Councillor P Mills wished to have her name recorded as objecting to the resolution.

P.77.4 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-031 (PA25/05870)**

Proposed by Councillor J Ball
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.78 **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

P.78.1 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-032 (PA25/061441)**

Proposed by Councillor L McDonald
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.78.2 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-033 (PA25/06116) but it felt that a comment from World Heritage would have been helpful**

Proposed by Councillor D Atherfold
Seconded by Councillor P Mills

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

P.78.3 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-034 (PA25/06181) subject to concern that the historic cross at the front of the building remain in situ**

Proposed by Councillor P Mills
Seconded by Councillor D Atherfold

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

P.79

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

Councillors had been granted an extension by the Planning Officer to discuss 5 Day Protocol 24-25/146 (A25/02700) at this meeting rather than make a decision via email.

Revised plans had been submitted for this development and Councillors were asked to reconsider their prior support for refusal in favour of this being decided by delegated authority.

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 building
Location: Former 'Peacocks' Store, 53-55 Trelowarren Street, Camborne
Comment submission date: 01.05.25
Comm Decision: Camborne Town Council has no objection subject to it conforming to minimum space standards, but has concerns regarding amenities and facilities

Comm Decision: Agree with Planning Officer

Councillors discussed the amended plans and reached a unanimous decision that was to be conveyed to the Cornwall Council Planning Officer.

P.79.1

RESOLVED: that 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, was received and Camborne Town Council responds to Cornwall Council that it disagrees with the Planning Officer and recommends refusal of Planning Application 24-25/146 (PA25/02700) on the grounds that there is insufficient amenities space on the development and the room spaces are too small

Proposed by Councillor J Ball
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.80

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 received.

P.81 TO RECEIVE NOTIFICATIONS OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION

There were no such applications received.

P.82 TO RECEIVE AN APPEAL NOTIFICATION REGARDING PA24/08973

P.82.1 RESOLVED: that an Appeal Notification regarding PA24/08973 was received

Proposed by Councillor D Atherfold
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.83 TO RECEIVE AN INVALID CONSULTATION LETTER REGARDING PA25/04000

P.83.1 RESOLVED: that an Invalid Consultation Letter regarding PA25/04000 was received

Proposed by Councillor D Atherfold
Seconded by Councillor J Ball

On a vote being taken the matter was approved unanimously.

P.84 TO RECEIVE ADDITIONAL DOCUMENTATION CONCERNING PLANNING APPLICATION PA25/03163 AND AGREE ACTION

Councillors discussed the potential impact of these plans on the access for the Amenities Team and any future development of the site. They had concerns about the materials that might be used for a car park and the impact of any development on the historic heritage of the site. The area was also a site of historic rail lines and it was felt that such heritage should be preserved.

Councillors felt that this decision was of such importance that it should be discussed at Full Council and in conjunction with further information.

P.84.1 RESOLVED: that additional documentation concerning Planning Application PA25/03163 was received and that a decision be deferred pending discussion at the Full Council meeting to be held on 11th September, to include representatives from Camborne Redruth Boxing Club and the Conservation Officer if possible, was approved

Proposed by Councillor J Ball
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.85 TO RECEIVE AN INVALID CONSULTATION LETTER REGARDING PA25/03919

P.85.1 RESOLVED: that an Invalid Consultation Letter regarding PA25/03919 was received

Proposed by Councillor J Ball
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

There being no further business the Chair closed the meeting at 19:16.

APPENDIX 1

TC Number: **25/26-027**
CC Number: PA25/05529
Development: Works to Trees covered by a Tree Preservation Order (TPO) – T1 – Chestnut – Reduction to pollard. T3 and T4 – Sycamores – Remove both trees and replant with alternate species.
Location: 16 Pendarves Road, Camborne, TR14 7QE
Comment submission date: 03.09.25
Comm Decision: No objection subject to the Tree Officers approval

APPENDIX 2

TC Number: **25/26-028**
CC Number: PA25/05871
Development: Change of Use from Class C3 residential dwelling to Class C2 OFSTED-Registered Residential Children’s Care Home
Location: 3 Tremayne Park, Pengegon, Camborne
Grid Ref: 165960/39991
Sent to: Councillor D Atherfold
Comment submission date: 03.09.25
Comm Decision: No objection

TC Number: **25/26-029**
CC Number: PA25/04447
Development: Listed Building Consent for the replacement of existing uPVC windows and the internal renovation of the main hall on the west side of the building including installation of ductwork and extraction for kilns.
Location: The Donald Thomas Centre, 19 Chapel Street, Camborne
Grid Ref: 164697/40054

Sent to: Councillor S Weedon
Comment submission date: 03.09.25
Comm Decision: No objection subject to the replacement windows being made of wood

TC Number: **25/26-030**
CC Number: PA25/05703
Development: Application for a Lawful Development Certificate for an Existing use – residential use of the land and operation development of a day room on the site.

Location: The Stables, Copper Hill, Troon, Camborne

Grid Ref: 203992/51458

Sent to: Councillor P Mills

Comment submission date: 03.09.25

Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25/26-030 (PA25/05703) due to the inaccuracy of the address

TC Number: **25/26-031**
CC Number: PA25/05870
Development: Change of use from retail to sui generis to provide drop in centre for the street community of Camborne (retrospective).

Location: 5 And 6 Gurneys Mews, Gurneys Lane, Camborne

Grid Ref: 164637/40003

Sent to: Councillor J Ball

Comment submission date: 03.09.25

Comm Decision: No objection

AGENDA ITEM 12

TC Number: **25/26-032**
CC Number: PA25/06141
Development: Single storey rear LAS extension
Location: 12 Trenoweth Avenue, Treswithian, Camborne
Grid Ref: 163870/40369
Comment submission date: 03.09.25
Comm Decision: No objection

TC Number: **25/26-033**
CC Number: PA25/06116
Development: Listed building consent for provision of solar PV panels. Upgrading to upper floor and walls for acoustic purpose. Repairs / replacement to dry rot affected main hall floor. Changes to lavatory layouts. Provision of 2no electric car charging points.

Location: All Saints Community Centre, Church View Road, Camborne

Grid Ref: 165764/40750

Comment submission date: 03.09.25

Comm Decision: Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-033 (PA25/06116) but

it felt that a comment from World Heritage would have been helpful

TC Number: **25/26-034**
CC Number: PA25/06181
Development: Listed Building Consent to renovate the facades and roof of the building and undertake external landscaping to the front of the building.
Location: The Donald Thomas Centre, 19 Chapel Street, Camborne
Grid Ref: 164697/40054
Comment submission date: 03.09.25
Comm Decision: Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-034 (PA25/06181) subject to concern that the historic cross at the front of the building remain in situ

SIGNED BY THE CHAIR.....

DATE

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