

# 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 7<sup>th</sup> October 2025 at 6.30pm**

## PRESENT:

<b>Councillor D Atherfold</b>	<b>Chair</b>
<b>Councillor S Weedon</b>	<b>Vice Chair</b>
<b>Councillor S Barnes</b>	
<b>Councillor E Chapman</b>	
<b>Councillor Z Fox</b>	
<b>Councillor S Guffogg</b>	
<b>Councillor L McDonald</b>	
<b>Councillor P Mills</b>	

## IN ATTENDANCE:

**Rose Haylett-Hitchens, Acting Assistant Town Clerk; Sally Williams, Finance Administrator; Rowena Barnes, Committee Support Officer and two members of the public**

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### **P.86 MEETING PROCEDURES**

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

### **P.87 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE**

There were no apologies as all members of the Committee were present.

### **P.88 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 Pecuniary Interests declared.

### **P.89 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS**

There were no written requests for dispensations.

**P.90 CHAIR'S ANNOUNCEMENTS**

There were no Chair's announcements.

**P.91 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 2<sup>ND</sup> SEPTEMBER 2025 FOR SIGNING BY THE CHAIR**

**P.91.1 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 2<sup>nd</sup> September 2025, as amended, were received, approved, and signed by the Chair**

Proposed by Councillor D Atherfold  
Seconded by Councillor S Weedon

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

**P.92 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW**

There were no matters arising.

**P.93 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.93.1 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-035 (PA25/06113)**

Proposed by Councillor D Atherfold  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.94 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)**

The two members of the public did not wish to speak but the Chair brought forward Planning Application 25/26-044 (PA25/07014) in which they had an interest.

**P.94.1 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-044 (PA25/07014)**

Proposed by Councillor D Atherfold  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.95 TO RECEIVE CORNWALL COUNCIL'S PLANNING OFFICER COMMENTS, RECEIVED TO DATE**

**P.95.1 RESOLVED: that Cornwall Council's Planning Officer comments, were received**

Proposed by Councillor D Atherfold  
Seconded by Councillor E Chapman

On a vote being taken the matter was approved unanimously.

**P.96 TO CONSIDER APPENDIX 2 PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL**

**P.96.1 RESOLVED: that Camborne Town Council responds to Cornwall Council, that in light of there being no evidence of Ash dieback, that it recommends refusal of Planning Application 25/26-036 (PA25/06494) in line with the Tree Officers comments regarding crown reduction only**

Proposed by Councillor P Mills  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.96.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-037 (PA25/06551)**

Proposed by Councillor S Barnes  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.96.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-038 (PA25/06288)**

Proposed by Councillor D Atherfold  
Seconded by Councillor S Weedon

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

**P.96.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25/26-039 (PA25/05537) due to the proposed site being outside the development boundary of the established settlement of Camborne in a predominantly rural area. The 'hamlet' of Roscroggan comprises a scattering of historic agricultural and mining related buildings and the proposed site sits between a former farm and the road. The substantial houses outlined would be incongruent and not well related to existing buildings. Furthermore, the suggested designs are out of keeping with the area. The location is not easily accessible by public transport and there is no footway for pedestrian access to any facilities, which are a considerable distance away in the**

**town. Therefore, this cannot be considered a sustainable location for development. For these reasons the proposals contradict Policy 7 of the Local Plan. Furthermore, the area is low lying and subject to regular flooding. It is unsuitable for development as described in submissions by the Environment Agency and LLFA. There is also a lack of evidence for biodiversity net gain, so that without further mitigation it appears that development would result in habitat loss. For all these reasons development in this location is unacceptable**

Proposed by Councillor Z Fox  
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

**P.96.5 RESOLVED: that Camborne Town Council responds to Cornwall Council that it regrets the poor information on the application but that it has no objection to Planning Application 25/26-040 (PA25/06398) in agreement with the Tree Officer's comments**

Proposed by Councillor Z Fox  
Seconded by Councillor S Guffogg

On a vote being taken the matter was approved unanimously.

**P.96.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25/26-041 (PA25/06701) under Policy 24 of the Cornwall Local Plan and given the reasons in the recent appeal refusal. There is a lack of access and lack of information in the application, with misleading site plans**

Proposed by Councillor L McDonald  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.96.7 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-042 (PA25/06750)**

Proposed by Councillor P Mills  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.96.8 RESOLVED: that Camborne Town Council responds to Cornwall Council that it regrettably had no objection to Planning Application 25/26-043 (PA25/06854) and reluctantly had to agree with the Tree Officer regarding the health of the tree. However, it regrets that a non-native tree had been chosen as a replacement**

Proposed by Councillor P Mills  
Seconded by Councillor S Weedon

On a vote being taken the matter was approved unanimously.

- P.96.9**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-045 (PA25/07126)**
- Proposed by Councillor S Weedon  
Seconded by Councillor Z Fox
- On a vote being taken the matter was approved unanimously.
- P.97**                    **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**
- P.97.1**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-46 (PA25/04000) subject to the development being tied to the main property**
- Proposed by Councillor P Mills  
Seconded by Councillor L McDonald
- On a vote being taken the matter was approved unanimously.
- P.97.2**                    **RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-47 (PA25/07199)**
- Proposed by Councillor D Atherfold  
Seconded by Councillor Z Fox
- On a vote being taken the matter was approved unanimously.
- P.98**                    **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**
- P.98.1**                    **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**
- Proposed by Councillor D Atherfold  
Seconded by Councillor P Mills
- On a vote being taken the matter was approved unanimously.
- P.99**                    **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**
- P.99.1**                    **RESOLVED: that Planning Application PA25/07331 which would be decided by Cornwall Council under delegated authority, was received**
- Proposed by Councillor D Atherfold  
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

**P.100 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.101 TO RECEIVE AN APPEAL DECISION REGARDING PA24/02596**

**P.101.1 RESOLVED: that an Appeal Notification regarding PA24/02596 was received**

Proposed by Councillor Z Fox  
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

**P.102 TO RECEIVE APPEAL NOTIFICATIONS FOR PA24/07059 AND PA25/01176**

**P.102.1 RESOLVED: that Appeal Notifications for PA24/07059 and PA25/01176 were received**

Proposed by Councillor D Atherfold  
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

**P.103 TO RECEIVE A WRITTEN NOTICE OF RESIGNATION FROM THE PLANNING AND DEVELOPMENT COMMITTEE FROM COUNCILLOR J BALL AND AGREE ACTION**

**P.103.1 RESOLVED: that a written notice of resignation from the Planning and Development Committee from Councillor J Ball was received**

Proposed by Councillor D Atherfold  
Seconded by Councillor S Barnes

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

There being no further business the Chair closed the meeting at 19:12.

**APPENDIX 1**

TC Number: **25/26-035**  
CC Number: PA25/06113  
Development: Non material amendment in relation to decision notice Ws2/PA01/100797/F: Minor alterations to approved flat layouts on ground and first floors, including repositioning of some internal

partition walls, reconfiguration of kitchen/living and bathroom layouts within individual units, and adjustment of internal door locations.

Location: 9A Commercial Street, Camborne, TR14 8JZ  
Comment submission date: 08.10.25  
Comm Decision: No objection

## **APPENDIX 2**

TC Number: **25/26-036**  
CC Number: PA25/06494  
Development: Application for tree works within a Conservation Area: Fell Ash Tree

Location: 6 Trevu Road, Camborne, TR14 7AD  
Grid Ref: 164942/39581  
Sent to: Cllr D Atherfold

Comment submission date: 08.10.25

Comm Decision: that Camborne Town Council responds to Cornwall Council, in light of there being no evidence of Ash dieback, that it recommends refusal of Planning Application 25/26-036 (PA25/06494) in line with the Tree Officers' comments regarding crown reduction only

TC Number: **25/26-037**  
CC Number: PA25/06551  
Development: Single storey side extension  
Location: 22 Park An Bans, Camborne, TR14 7RW  
Grid Ref: 165163/39340  
Sent to: Cllr S Barnes

Comment submission date: 08.10.25

Comm Decision: No objection

TC Number: **25/26-038**  
CC Number: PA25/06288  
Development: Construction of seven residential dwellinghouses  
Location: Former Troon Cricket Clubhouse, Laity Road, Troon, Camborne, TR14 9EL

Grid Ref: 166014/37852  
Sent to: Cllr E Chapman

Comment submission date: 08.10.25

Comm Decision: No objection

TC Number: **25/26-039**  
CC Number: PA25/05537  
Development: Outline planning permission with some matters (appearance, landscaping, layout and scale) reserved for construction of two detached four bedroom houses with two detached annexes

Location: Land North West of Glen Fayre, Roscroggan, Camborne

Grid Ref: 165036/41975

Sent to: Cllr Z Fox

Comment submission date: 08.10.25

Comm Decision: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25/26-039 (PA25/05537) due to the proposed site being outside the development boundary of the established settlement of Camborne in a predominantly rural area. The 'hamlet' of Roscroggan comprises a scattering of historic agricultural and mining related buildings and the proposed site sits between a former farm and

the road. The substantial houses outlined would be incongruent and not well related to existing buildings. Furthermore, the suggested designs are out of keeping with the area. The location is not easily accessible by public transport and there is no footway for pedestrian access to any facilities, which are a considerable distance away in the town. Therefore, this cannot be considered a sustainable location for development. For these reasons the proposals contradict Policy 7 of the Local Plan. Furthermore, the area is low lying and subject to regular flooding. It is unsuitable for development as described in submissions by the Environment Agency and LLFA. There is also a lack of evidence for biodiversity net gain, so that without further mitigation it appears that development would result in habitat loss. For all these reasons development in this location is unacceptable

TC Number: **25/26-040**  
CC Number: PA25/06398  
Development: Application for tree works within a TPO and Conservation area: G1 – Leylandii. Fell suppressed / dead specimen adjacent to telegraph pole. T9 – Beech. Dismantle tree due to excessive decay at base and suppressed form. G7 – Lawsons cypress. Dismantle due to defoliation.  
Location: Daresbury, Lowenac Gardens, Camborne  
Grid Reference: 164529/39876  
Sent to: Cllr S Guffogg  
Comment submission date: 08.10.25  
Comm Decision: that Camborne Town Council responds to Cornwall Council that it regrets the poor information on the application but that it has no objection to Planning Application 25/26-040 (PA25/06398) in agreement with the Tree Officer's comments

TC Number: **25/26-041**  
CC Number: PA25/06701  
Development: Proposed use of site as a caravan site.  
Location: Stack view, Lower Condurrow, Condurrow, Camborne  
Grid Reference: 166744/39151  
Sent to: Cllr L McDonald  
Comment submission date: 08.10.25  
Comm Decision: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25/26-041 (PA25/06701) under Policy 24 of the Cornwall Local Plan and given the reasons in the recent appeal refusal. There is a lack of access and lack of information in the application, with misleading site plans

TC Number: **25/26-042**  
CC Number: PA25/06750  
Development: Rear ground floor extension  
Location: 29 Rosevean Avenue, Camborne, TR14 8UG  
Grid Reference: 165068/40425  
Sent to: Cllr P Mills  
Comment submission date: 08.10.25  
Comm Decision: No objection

TC Number: **25/26-043**  
CC Number: PA25/06854

Development: Works to Tree covered by a Tree Preservation Order (TPO) – T1 – Large Sycamore – Fell by dismantling – Replace with 1 x gingko biloba.

Location: Tregenna Vean, Tregenna Lane, Camborne

Grid Reference: 164274/39642

Sent to: Cllr S Weedon

Comment submission date: 08.10.25

Comm Decision: that Camborne Town Council responds to Cornwall Council that it regrettably had no objection to Planning Application 25/26-043 (PA25/06854) and reluctantly had to agree with the Tree Officer regarding the health of the tree. However, it regrets that a non-native tree had been chosen as a replacement

TC Number: **25/26-044**

CC Number: PA25/07014

Development: Installation of a conservatory at the front of the property.

Location: Penponds Farm, 12 Higher Penponds Road, Higher Penponds, Camborne

Grid Reference: 163729/38852

Sent to: Cllr D Atherfold

Comment submission date: 08.10.25

Comm Decision: No objection

TC Number: **25/26-045**

CC Number: PA25/07126

Development: Works to trees subject to a Tree Preservation Order (TPO), works include existing tree: Ash tree in late stage of dieback. Proposed works: Pollard to 25ft (approximate distance from carriageway) from ground level.

Location: Treslothan Lodge, Church Road, Treslothan, Camborne

Grid Reference: 165112/37863

Sent to: Cllr S Weedon

Comment submission date: 08.10.25

Comm Decision: No objection

## **AGENDA ITEM 12**

TC Number: **25/26-046**

CC Number: PA25/04000

Development: Residential development for supported living

Location: Land South East of 22 Roskear, Endsleigh Gardens, Roskear, Camborne

Grid Ref: 165615/40579

Comment submission date: 08.10.25

Comm Decision: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-46 (PA25/04000) subject to the development being tied to the main property

TC Number: **25/26-047**

CC Number: PA25/07199

Development: Single storey extension

Location: 11 Trelawney Road, Camborne, TR14 7LN

Grid Ref: 164554/40414

Comment submission date: 08.10.25

Comm Decision: No objection

SIGNED BY THE CHAIR.....

DATE .....