

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 December 2025 at 6.30pm

PRESENT:

Councillor D Atherfold	Chair
Councillor S Weedon	Vice Chair
Councillor E Chapman	
Councillor Z Fox	
Councillor S Guffogg	
Councillor L McDonald	
Councillor P Mills	

IN ATTENDANCE:

Rose Haylett-Hitchens, Deputy Town Clerk; Melanie Negus, Admin Support Officer, and two members of the public.

P.121 MEETING PROCEDURES

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

P.122 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

There were no apologies received from Councillors Barnes and Kelly.

P.123 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 Atherfold declared an interest in planning application PA25/08148 and informed members that he would not debate or vote on this application.

P.124 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no written requests for dispensations.

P.125 CHAIR'S ANNOUNCEMENTS

There were no Chair's announcements.

P.126 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 4TH NOVEMBER 2025 FOR SIGNING BY THE CHAIR

P.126.1 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 4th November 2025, were received, approved, and signed by the Chair

Proposed by Councillor P Mills
Seconded by Councillor E Chapman

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

P.127 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.128 TO RECEIVE CORNWALL COUNCIL'S PLANNING OFFICER COMMENTS, RECEIVED TO DATE

P.128.1 RESOLVED: that Cornwall Council's Planning Officer's comments, were received

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.129 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

There were no Appendix 1 applications.

The Chairman took Agenda items 10 and 11 together.

P.130 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.130.1 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25-26/057 (PA25/07877)

Proposed by Councillor E Chapman
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.130.2

RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/058 (PA25/08173). The development would be out of proportion and out of keeping with the rest of the street scene, and could set a future precedent

Proposed by Councillor S Weedon

Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.130.3

RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25-26/059 (PA25/07809)

Proposed by Councillor D Atherfold

Seconded by Councillor S Weedon

On a vote being taken the matter was approved unanimously.

A member of the public left the meeting.

P.130.4

RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/060 (PA25/07784). The development would result in the loss of retail/commercial space within the heart of the town, at a prominent location within the town square. Furthermore there is no marketing evidence that the building cannot be let or used for commercial purposes

Proposed by Councillor L McDonald

Seconded by Councillor P Mills

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

P.130.5

RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25-26/061 (PA25/08036); subject to a condition being applied, to provide a detailed tree, planting, and maintenance plan; to minimise the visual impact and provide a screen to the adjacent road

Proposed by Councillor P Mills

Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.130.6

RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/062 (PA25/08396), as a very similar application on this site was previously refused on Appeal (Appeal Ref APP/D0840/W/24/3343484), Application Number PA23/06540

Proposed by Councillor Z fox

Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.130.7

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has concerns on Planning Application 25-26/063 (PA25/08148) regarding traffic traversing Tregenna lane, Coronation Avenue, and passing through Tregenna Lea, as the only access.

The Town Council are of the opinion that a relief road for school traffic presented as part of this scheme would ameliorate pressures that development in this location would exacerbate. This could run along the side of Camborne Cemetery from Trenoweth Road, or Treswithian Road. Could this be considered as part of the developer contribution?

It is also important to maintain access between the Rugby Ground and Camborne School of Mines Memorial Ground for both vehicles and pedestrians, for maintenance and practice purposes.

We urge the developer to use the appropriate historic Cornish name of Ker Vran rather than the anglicised 'Cranleigh'- Ker Vran meaning 'The fort of the Raven'

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

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

A member of the public left the meeting.

P.130.8

RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/064 (PA25/08315). The loss of affordable small scale industrial units at this location would be regrettable. The area also falls well outside the village envelope, surrounded by open land and does not, as claimed, form part of a residential area. If developed for housing this site should be considered as a rural exception site and reserved for 100% affordable housing, but a better use would be 'like for like' new industrial units or, live/work units/ mixed use.

The Town Council also have concerns regarding the layout, with access close to the junction. This is a tight junction, to a single track road, and traffic turning into the estate could be waiting on the road for traffic to pass from the other direction, causing a collision hazard. Access might be better from Newton Road, or dual access.

It is unclear why the layout places the building frontage so close to Newton Road and whilst the supplied details are an improvement on the preapplication submission, a better scheme could be presented. This should pay reference to comments from other consultees, particularly those of the

World Heritage Site Officer in terms of design and character, and Highways

Proposed by Councillor Z Fox
Seconded by Councillor S Weedon

On a vote being taken the matter was approved unanimously.

P.130.9 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25-26/065 (PA25/08455)

Proposed by Councillor L McDonald
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.130.10 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25-26/066 (PA25/08032)

Proposed by Councillor S Weedon
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.130.11 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25-26/067 (PA25/08608)

Proposed by Councillor S Guffogg
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.131 TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **25-26/068**
CC Number: PA25/08276
Development: Construction of detached annex for family use.
Location: 3 Pendarves Road, Camborne
Grid Reference: 164536/39593
Comment submission date: 03.12.2025

TC Number: **25-26/069**
CC Number: PA25/08594
Development: Provision of a general purpose agricultural building to support smallholding.
Location: Land Adj Castle View, Treswithian Downs, Camborne, TR14 0BY
Applicant: Mr D Eustice
Grid Reference: 162861/40944
Comment submission date: 03.12.2025

P.131.1 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25-26/068 (PA25/08276); subject to the approval of the World Heritage Site Officer, and a

condition being applied tying the development to the main dwelling, for family use only

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.131.2

RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/069 (PA25/08594). The development would be sited in the same place as the previously refused application PA25/04832 as development in the open countryside. It would necessitate unnecessary hardstanding, trackway, and loss of agricultural function.

If the Planning Officer were minded to approve the application the Town Council request that a condition be applied, that the building be removed if agricultural use ceases

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.132

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

There were no 5 Day Protocol applications.

P.133

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.134

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

There were no such applications.

P.135

TO RECEIVE AN APPEAL DECISION NOTIFICATION FOR LAND ADJACENT TO 35 CHURCH VIEW ROAD, CAMBORNE

P.135.1

RESOLVED: that an Appeal Decision Notification for Land adjacent to 35 Church View Road, Camborne, was received

Proposed by Councillor D Atherfold
Seconded by Councillor S Guffogg

On a vote being taken the matter was approved unanimously.

P.136 TO RECEIVE AN APPEAL NOTIFICATION FOR LAND EAST OF POLTAIR, FORE STREET, BARRIPPER, CAMBORNE

P.136.1 RESOLVED: that an Appeal Notification for Land East of Poltair, Fore Street, Barripper, Camborne, was received

Proposed by Councillor D Atherfold
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.137 TO RECEIVE AN EXCERPT FROM THE MINUTES OF THE WEST SUB AREA PLANNING COMMITTEE MEETING HELD ON 10TH NOVEMBER 2025

P.137.1 RESOLVED: that an excerpt from the minutes of the West Sub Area Planning Committee Meeting held on 10th November 2025 was received

Proposed by Councillor D Atherfold
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

There being no further business the Chair closed the meeting at 7.32pm.

APPENDIX 2

TC Number: **25-26/057**
CC Number: PA25/07877
Development: Works to trees subject to a Tree Preservation Order (TPO), works include T1 Ash, twin-stemmed, approx. 75cm DBH, very minor dieback present within the crown, some decay present from earlier pruning wounds. The proposed work is to pollard the tree to a height of 10 metres. The tree was pollarded 10-15 years ago but the height now is within striking distance of the house.
T2 Cypress, Approx 60cm DBH: Crown lift to approximate height of 5 metres, to provide clearance from house and fence.
Location: 17 Pentalek Road, Camborne, TR14 7RQ
Sent to: Councillor E Chapman
Grid Reference: 164947/39472
Comment submission date: 03.12.2025
Comm Decision: No objection.

TC Number: **25-26/058**
CC Number: PA25/08173
Development: Raised ridge loft conversion and rear extension.
Location: 12 Weeth Lane, Camborne, TR14 7JN
Sent to: Councillor S Weedon
Grid Reference: 164190/40413
Comment submission date: 03.12.2025

Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal. The development would be out of proportion and out of keeping with the rest of the street scene, and could set a future precedent.

TC Number: **25-26/059**
CC Number: PA25/07809
Development: Replacement of existing implement shed/store with garage, implement shed and home office.
Location: Elder Croft, Treswithian Downs, Camborne
Sent to: Councillor D Atherfold
Grid Reference: 162797/41088
Comment submission date: 03.12.2025
Comm Decision: No objection.

TC Number: **25-26/060**
CC Number: PA25/07784
Development: Proposed conversion of existing ground and first floor of former NatWest Bank building to four residential units. Change of use Use Class E to C3.
Location: 2 – 6 Commercial Square, Camborne, TR14 8EB
Sent to: Councillor L McDonald
Grid Reference: 164728/40073
Comment submission date: 03.12.2025
Comm Decision: Camborne Town Council recommends refusal. The development would result in the loss of retail/commercial space within the heart of the town, at a prominent location within the town square. Furthermore there is no marketing evidence that the building cannot be let or used for commercial purposes.

TC Number: **25-26/061**
CC Number: PA25/08036
Development: Demolition of existing single storey wing and garages. New extension to existing care home. Minor internal and external upgrade works.
Location: Fairholme Nursing Home, Roskear, Camborne
Sent to: Councillor P Mills
Grid Reference: 165507/40542
Comment submission date: 03.12.2025
Comm Decision: No objection subject to a detailed tree, planting, and maintenance plan being provided; to minimise the visual impact and provide a screen to the adjacent road.

TC Number: **25-26/062**
CC Number: PA25/08396
Development: Permission in principle for the construction of one self-build dwelling.
Location: Land North East of The Coach House, Pendarves, Camborne
Sent to: Councillor Barnes
Grid Reference: 164220/38425
Comment submission date: 03.12.2025
Comm Decision: Camborne Town Council recommends refusal, as a very similar application on this site was previously refused on Appeal (Appeal Ref APP/D0840/W/24/3343484), Application Number PA23/06540.

TC Number: **25-26/063**
CC Number: PA25/08148
Development: Construction of 108 new homes and associated works.
Location: Land South of Crane Park, Boundervean Lane, Penponds, Camborne
Sent to: Councillor D Atherfold
Grid Reference: 163778/39722
Comment submission date: 03.12.2025
Comm Decision: Camborne Town Council has concerns on this application regarding traffic traversing Tregenna lane, Coronation Avenue, and passing through Tregenna Lea, as the only access.

The Town Council are of the opinion that a relief road for school traffic presented as part of this scheme would ameliorate pressures that development in this location would exacerbate. This could run along the side of Camborne Cemetery from Trenoweth Road, or Treswithian Road. Could this be considered as part of the developer contribution?

It is also important to maintain access between the Rugby Ground and Camborne School of Mines Memorial Ground for both vehicles and pedestrians, for maintenance and practice purposes.

We urge the developer to use the appropriate historic Cornish name of Ker Vran rather than the anglicised 'Cranleigh'- Ker Vran meaning 'The fort of the Raven'

TC Number: **25-26/064**
CC Number: PA25/08315
Development: Proposed demolition of existing industrial building and erection of 17 residential dwellings (4 affordable), estate roads, landscaping and biodiversity.
Location: Industrial Units 1-4, 41 Newton Road, Troon, Camborne
Sent to: Councillor Z Fox
Grid Reference: 166116/38607
Comment submission date: 03.12.2025
Comm Decision: Camborne Town Council recommends refusal of this application. The loss of affordable small scale industrial units at this location would be regrettable. The area also falls well outside the village envelope, surrounded by open land and does not, as claimed, form part of a residential area. If developed for housing this site should be considered as a rural exception site and reserved for 100% affordable housing, but a better use would be 'like for like' new industrial units or, live/work units/ mixed use.

The Town Council also have concerns regarding the layout, with access close to the junction. This is a tight junction, to a single track road, and traffic turning into the estate could be waiting on the road for traffic to pass from the other direction, causing a collision hazard. Access might be better from Newton Road, or dual access.

It is unclear why the layout places the building frontage so close to Newton Road and whilst the supplied details are an improvement on the preapplication submission, a better scheme could be presented. This should pay reference to comments from other consultees, particularly those of the World Heritage Site Officer in terms of design and character, and Highways.

TC Number: **25-26/065**
CC Number: PA25/08455
Development: Proposed replacement of windows and doors.
Location: Bartles House, Kerrier Way, Camborne
Sent to: Councillor L McDonald
Grid Reference: 165455/40217
Comment submission date: 03.12.2025
Comm Decision: No objection

TC Number: **25-26/066**
CC Number: PA25/08032
Development: Proposed works to existing warehouse building, following fire damage,
Location: Dolcoath Industrial Park, Dolcoath Road, Camborne
Sent to: Councillor S Weedon
Grid Reference: 166056/40494
Comment submission date: 03.12.2025
Comm Decision: No objection

TC Number: **25-26/067**
CC Number: PA25/08608
Development: Replacement two storey extension previously commenced without consent.
Location: 23 Wellington Road, Camborne TR14 7LH
Sent to: Councillor S Guffogg
Grid Reference: 164519/40204
Comment submission date: 03.12.2025
Comm Decision: No objection.

AGENDA 12

TC Number: **25-26/068**
CC Number: PA25/08276
Development: Construction of detached annex for family use.
Location: 3 Pendarves Road, Camborne
Grid Reference: 164536/39593
Comment submission date: 03.12.2025
Comm Decision: No objection, subject to the approval of the World Heritage Site Officer, and a condition being applied tying the development to the main dwelling, for family use only.

TC Number: **25-26/068**
CC Number: PA25/08594
Development: Provision of a general purpose agricultural building to support smallholding.
Location: Land Adj Castle View, Treswithian Downs, Camborne, TR14 0BY

Grid Reference: 162861/40944

Comment submission date: 03.12.2025

Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/069 (PA25/08594). The development would be sited in the same place as the previously refused application PA25/04832 as development in the open countryside. It would necessitate unnecessary hardstanding, trackway, and loss of agricultural function.

If the Planning Officer were minded to approve the application the Town Council request that a condition be applied, that the building be removed if agricultural use ceases.

SIGNED BY THE CHAIR.....

DATE

