

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 13th January 2026 at 6.30pm

PRESENT:

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

IN ATTENDANCE:

Jon James, Town Clerk; Rose Haylett-Hitchens, Deputy Town Clerk; Melanie Negus, Admin Support Officer, and one member of the public.

P.120 MEETING PROCEDURES

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

P.121 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.121.1 RESOLVED: that the apologies from Councillors Barnes, Chapman, and Godolphin, for non-attendance of the Planning & Development Committee on 13th January 2026 were received

Proposed by Councillor D Atherfold
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.122 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 declarations of interests.

P.123 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no written requests for dispensations.

P.124 CHAIR'S ANNOUNCEMENTS

There were no Chair's announcements.

P.125 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 2ND DECEMBER 2025 FOR SIGNING BY THE CHAIR

P.125.1 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 2nd December 2025, 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 by a majority.

P.126 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.127 TO RECEIVE CORNWALL COUNCIL'S PLANNING OFFICER COMMENTS, RECEIVED TO DATE

P.127.1 RESOLVED: that Cornwall Council's Planning Officer's comments, were received

Proposed by Councillor D Atherfold
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.128 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.128.1 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Applications 25-26/069 (PA25/07403), 25-26/070 (PA25/08824), 25-26/073 (PA25/08708), 25-26/076 (PA25/09229), and 25-26/080 (PA25/08723)

Proposed by Councillor D Atherfold
Seconded by Councillor S Weedon

On a vote being taken the matter was approved unanimously.

The Chairman took Agenda items 10 and 11 together.

P.129 PUBLIC PARTICIPATION (SUBJECT TO STANDING ORDER 4e 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.129.1 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/071 (PA25/09039)

Proposed by Councillor S Guffogg
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.129.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/072 (PA25/08612)

Proposed by Councillor D Atherfold
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

The member of the public left the meeting at 6.44pm.

P.129.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/075 (PA25/08851) as the space and layout are not adequate for occupation, and the materials appear to be of poor quality

Proposed by Councillor P Mills
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.129.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection in principle to Planning Application 25-26/077 (PA25/09350) but have concerns at the loss of affordable housing

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

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

Councillor Weedon asked that her name be recorded as voting against the motion.

Councillor Atherfold asked that his name be recorded as abstaining from voting.

P.129.5 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/078 (PA25/09473) due to; overdevelopment of the site, overlooking, and the loss of an amenity**

Proposed by Councillor L McDonald
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.129.6 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/079 (PA25/09523)**

Proposed by Councillor L McDonald
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.129.7 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/081 (PA25/09339) but request that consideration be given to the Historic Environment Officer's comments from 23rd September 2015**

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously

P.130 **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

TC Number: **25-26/082**
CC Number: PA25/09269
Development: Removal of Section 106 agreement in respect of decision W2/89/00825/F dated 18.10.1990 to remove the tie between the dwelling and the land.
Location: Wellruin, Copper Hill, Troon, Camborne
Grid Reference: 165957/36982
Sent to: Councillor D Atherfold
Comment submission date: 14.01.2026

TC Number: **25-26/083**
CC Number: PA26/00066
Development: Works to trees under a Tree Preservation Order, namely, 1) T1 - ASH, Mature / Large. Historic lapsed pollard. Growing above neighbouring property. Reduce in height to point highlighted in red. Prune to prevent limb failure onto neighboring property. 2) T2 - SYCAMORE, Mature/medium. Poor

Vigor. Thin Canopy. Possible infestation of honey fungus and associated bark death. Section dismantle to base. Replace with 1.2 metre English Oak. 3) T3 - ELM, Mature / Medium. Dead. Succumb to Dutch Elm disease. Fell and replant with 2 metre Sweet Chestnut. 4) T4 - ASH, Mature / Medium. Evidence of Ash Die back.

Section dismantle to old pollard points to remove risk of limb failure into road.

Location: Chy An Gwel, Boundervean Lane, Penponds Camborne

Grid Reference: 163833/39526

Comment submission date: 14.01.2026

P.130.1 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/082 (PA25/09269)

Proposed by Councillor D Atherfold

Seconded by Councillor Z Fox

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

P.130.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/083 (PA26/00066) subject to the Tree Officer's approval

Proposed by Councillor Z Fox

Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

P.131 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.131.1 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.132 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.133 TO RECEIVE NOTIFICATIONS OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION

There were no such applications.

P.134 TO CONSIDER PROTOCOLS FOR APPEAL NOTIFICATIONS, AND AGREE ACTION.

P.134.1 RESOLVED: that any comments for submission on time restricted Appeal Notifications be decided by e-mail response, as in the 5 Day Protocol procedure. If Councillors do not submit any comments, delegated authority be given to the Chair and Vice Chair to decide any response; was approved

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

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

There being no further business the Chair closed the meeting at 7.10pm.

APPENDIX 1

TC Number: **25-26/069**
CC Number: PA25/07403
Development: Alterations to ground floor windows and internal layout of Trewithen House.
Location: Trewithen House, Treslothan, Camborne, TR14 9LP
Grid Reference: 164886/38466
Comment submission date: 14.01.2026
Committee Decision: No objection.

TC Number: **25-26/070**
CC Number: PA25/08824
Development: Permanent change of use of two Class C3 residential apartments to enable their continued use within Class C3 and alternative uses for various events, functions and wedding ceremonies within a sui generis use and Classes E(b), E(d), F1(a), F1(b) and F2(b) (Previous temporary permission PA23/09570 dated 18/03/24).
Location: Rosewarne House, Holman Park, Camborne
Grid Reference: 164840/40409
Comment submission date: 14.01.2026
Committee Decision: No objection.

TC Number: **25-26/073**
CC Number: PA25/08708
Development: Installation of new foul drainage system including connecting drainage.

Location: Land adj Bolenowe Terrace, Bolenowe, Troon, Camborne
Grid Reference: 167620/37326
Comment submission date: 14.01.2026
Committee Decision: No objection.

TC Number: **25-26/074**
CC Number: PA25/09225
Development: Certificate of Lawfulness for existing concrete block outbuilding and plastic above ground water storage tank was installed at the site in November 2019 to reinstate a potable water supply to Chapel Hill Farm, Troon.

Location: Land West of Plantation, Chapel Hill Farm, Troon Camborne, TR14 9JP
Grid Reference: 165547/37008
Comment submission date: 14.01.2026
Committee Decision: No objection.

TC Number: **25-26/076**
CC Number: PA25/09229
Development: Certificate of Lawfulness for existing use of the premises as a standalone restaurant falling within Use Class E 'Commercial, Business and Service' of the Use Classes Order without reference to associated or ancillary hotels or residential use.

Location: Table Table, Trevithick Inn & Restaurant, Treswithian, Camborne
Grid Reference: 163405/40424
Comment submission date: 14.01.2026
Committee Decision: No objection,

TC Number: **25-26/080**
CC Number: PA25/08723
Development: Construction of 2 storey rear extension and replacement roof on existing single storey bedroom.

Location: Woodcocks Roost, Fore Street, Barripper, Camborne
Grid Reference: 163617/38439
Comment submission date: 14.01.2026
Committee Decision: No objection.

APPENDIX 2

TC Number: **25-26/071**
CC Number: PA25/09039
Development: Annex, extensions, and interior alterations.
Location: Mentrelyer, Croft Mitchell, Troon, Camborne
Grid Reference: 166574/37085
Sent to: Councillor S Barnes
Comment submission date: 14.01.2026
Committee Decision: No objection.

TC Number: **25-26/072**
CC Number: PA25/08612
Development: Residential development (consisting of 9 apartments), parking and landscaping areas.

Location: Land at Gas Street, Camborne, TR14 8JJ
Sent to: Councillor D Atherfold
Grid Reference: 164787/40065
Comment submission date: 14.01.2026
Committee Decision: No objection.

TC Number: **25-26/075**
CC Number: PA25/08851
Development: Conversion of shop and alterations to existing dwelling to create three residential apartments, and associated works.

Location: Douglas Pooley, 103 Trelowarren Street, Camborne
Sent to: Councillor C Godolphin
Grid Reference: 165047/40159
Comment submission date: 14.01.2026
Committee Decision: Camborne Town Council recommends refusal as the space and layout are not adequate for occupation, and the materials appear to be of poor quality.

TC Number: **25-26/077**
CC Number: PA25/09350
Development: Erection of two-hundred-and-seventy dwellings (comprising houses and flats, including affordable housing provision), 319 square metres of Class B1 workshops (community use if required), 278 square metres of Class A retail units together with the provision of associated access, car parking, public open space, landscaping works (including noise attenuation bund), infrastructure and ancillary development works without compliance with Condition 1 of decision PA19/00102 dated 18.3.2020.

Location: Hilderley Shaft Site, Boiler Works Road, North Roskear, Camborne
Sent to: Councillor S Weedon
Grid Reference: 165003/41160
Comment submission date: 14.01.2026
Committee Decision: No objection in principle but have concerns at the loss of affordable housing.

TC Number: **25-26/078**
CC Number: PA25/09473
Development: Permission in Principle for the erection of a single detached infill dwelling on existing domestic garden (minimum of 1 dwelling, maximum of 1 dwelling).

Location: 75 New Road, Troon, Camborne
Grid Reference: 166375/37671
Sent to: Councillor L McDonald
Comment submission date: 14.01.2026
Committee Decision: Camborne Town Council recommends refusal due to; overdevelopment of the site, overlooking, and the loss of an amenity.

TC Number: **25-26/079**
CC Number: PA25/09523
Development: Demolition of existing sub-standard rear lean-to

extension and rear roof slates, and construct replacement two storey rear extension, to include re-roofing of rear elevation with natural slates.

Location: 75 New Road, Troon, Camborne
Grid Reference: 166375/37671
Sent to: Councillor L McDonald
Comment submission date: 14.01.2026
Committee Decision: No objection.

TC Number: **25-26/081**
CC Number: PA25/09339
Development: Conversion of existing public house into residential flats with variation of Condition 2 decision notice PA15/07206 dated 08/12/2015.

Location: 9 Commercial Street, Camborne,
Grid Reference: 164596/40014
Sent to: Councillor Z Fox
Comment submission date: 14.01.2026
Committee Decision: Camborne Town Council has no objection to but request that consideration be given to the Historic Environment Officer's comments from 23rd September 2015.

AGENDA 12

TC Number: **25-26/082**
CC Number: PA25/09269
Development: Removal of Section 106 agreement in respect of decision W2/89/00825/F dated 18.10.1990 to remove the tie between the dwelling and the land.

Location: Wellruin, Copper Hill, Troon, Camborne,
Grid Reference: 165957/36982
Sent to: Councillor D Atherfold
Comment submission date: 14.01.2026
Committee Decision: No objection.

TC Number: **25-26/083**
CC Number: PA25/00066
Development: Works to trees under a Tree Preservation Order, namely, 1) T1 - Ash, Mature / Large. Historic lapsed pollard. Growing above neighbouring property. Reduce in height to point highlighted in red. Prune to prevent limb failure onto neighbouring property. 2) T2 - Sycamore, Mature/medium. Poor Vigour. Thin Canopy. Possible infestation of honey fungus and associated bark death. Section dismantle to base. Replace with 1.2 metre English Oak. 3) T3 - Elm, Mature / Medium. Dead. Succumb to Dutch Elm disease. Fell and replant with 2 metre Sweet Chestnut. 4) T4 - Ash, Mature / Medium. Evidence of Ash Die back. Section dismantle to old pollard points to remove risk of limb failure into road.

Location: Chy An Gwel, Boundervean Lane, Penponds Camborne
Grid Reference: 163833/39526

Comment submission date: 14.01.2026

Committee Decision: No objection subject to the Tree Officer's approval.

SIGNED BY THE CHAIR.....

DATE