

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 3rd February 2026 at 6.30pm

PRESENT:

Councillor D Atherfold	Chair
Councillor S Weedon	Vice Chair
Councillor E Chapman	
Councillor Z Fox	
Councillor C Godolphin	
Councillor S Guffogg	
Councillor P Mills	

IN ATTENDANCE:

Jon James, Town Clerk; Melanie Negus, Admin Support Officer, and six members of the public.

P.135 MEETING PROCEDURES

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

P.136 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

P.136.1 RESOLVED: that the apologies from Councillor L McDonald for non-attendance of the Planning & Development Committee on 3rd February 2026 were received

Proposed by Councillor C Godolphin
Seconded by Councillor S Guffogg

On a vote being taken the matter was approved unanimously.

P.137 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 Weedon declared an interest in planning application PA26/00232 as she knew the neighbour.

P.138 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no written requests for dispensations.

P.139 CHAIR'S ANNOUNCEMENTS

There were no Chair's announcements.

P.140 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 13TH JANUARY 2026 FOR SIGNING BY THE CHAIR

P.140.1 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 13th January 2026, were received, approved, and signed by the Chair

Proposed by Councillor D Atherfold
Seconded by Councillor Z Fox

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

P.141 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.142 TO RECEIVE CORNWALL COUNCIL'S PLANNING OFFICER COMMENTS, RECEIVED TO DATE

P.142.1 RESOLVED: that Cornwall Council's Planning Officer's comments, were received

Proposed by Councillor C Godolphin
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.143 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.144 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

The applicant spoke in support of application PA26/00139, and five members of the public spoke in objection to it.

P.144.1

RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/085 (PA26/00139). There has been no sequential test carried out so possible flood and drainage risks; it would be overdevelopment of the area ruining the settlement pattern and the historic centre of the village. It would be overbearing and overlooking, and would impact the mature trees on the site, and there is a lack of facilities and public transport. There is also no site notice informing residents of the application

Proposed by Councillor Z Fox
Seconded by Councillor S Weedon

On a vote being taken the matter was approved unanimously.

Six members of the public left the meeting at 6.48pm.

P.144.2

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection in principle to Planning Application 25-26/086 (PA25/09486) but have concerns on the siting of them

Proposed by Councillor C Godolphin
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved by a majority with the Chair using his casting vote.

Councillors Chapman, Fox, and Mills asked that their names be recorded as voting against the motion.

P.144.3

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection in principle to Planning Application 25-26/087 (PA25/09487) but have concerns on the siting of them

Proposed by Councillor C Godolphin
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved by a majority with the Chair using his casting vote.

Councillors Chapman, Fox, and Mills asked that their names be recorded as voting against the motion.

P.144.4

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/088 (PA25/07314), but note that the application appears to be retrospective

Proposed by Councillor E Chapman
Seconded by Councillor Z Fox

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

P.144.5

RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/089 (PA25/09595)

Proposed by Councillor S Weedon
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.145

TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED

TC Number: **25-26/090**
CC Number: PA25/07421
Development: Construction of a two storey rear extension.
Location: 2 Park View, Crane Road, Camborne
Sent to: Councillor P Mills
Grid Reference: 164095/39939
Comment submission date: 04.02.2026

TC Number: **25-26/091**
CC Number: PA25/09273
Development: Installation of Solar Array and Air Source Heat Pumps in the curtilage of listed buildings.
Location: Reskadinnick House, Reskadinnick, Camborne
Grid Reference: 163675/41479
Comment submission date: 04.02.2026

TC Number: **25-26/092**
CC Number: PA25/009276
Development: Listed Building consent for restoration and energy efficiency improvements to Grade 11 listed buildings (part retrospective).
Location: Reskadinnick House, Reskadinnick, Camborne
Grid Reference: 163675/41479
Comment submission date: 04.02.2026

TC Number: **25-26/093**
CC Number: PA26/00639
Development: Application for Permission in Principle for the construction of up to 5 dwellings (minimum of 3, maximum of 5).
Location: Land at Treswithian Downs, Kehelland, Camborne
Grid Reference: 162834/41213
Comment submission date: 04.02.2026

TC Number: **25-26/094**
CC Number: PA26/00232
Development: Proposed residential development, formation of access and associated works.

Location: Land North of Gear Farm, Pendarves Road,
Camborne
Grid Reference: 164298/39068
Comment submission date: 04.02.2026

P.145.1 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/090 (PA26/07421)

Proposed by Councillor P Mills
Seconded by Councillor S Guffogg

On a vote being taken the matter was approved unanimously.

P.145.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 25-26/091 (PA25/09273) and 25-26/092 (PA26/09276), but would suggest that ground source heat pumps be used to reduce the impact on the landscape

Proposed by Councillor P Mills
Seconded by Councillor E Chapman

On a vote being taken the matter was approved unanimously.

P.145.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/093 (PA26/00639). The site was an important area of wildlife habitat of high ecological value including regenerated woodland, mature trees, scrub and hedgerows, home to an abundance of wildlife and likely to contain rare species due to the mining history of the site.

This was illegally cleared, when unauthorised engineering works and unlicensed felling took place without prior permission or benefit of any ecological survey or ecological report. This resulted in enforcement complaints which eventually led to restoration of the original field opening which had been enlarged and relocated, and there has been some (inappropriate and unmonitored) replanting along part of the hedgerow following enforcement, but this is perfunctory.

The site remains completely inappropriate for residential development as it is in a remote rural location away from settlement and served only by a narrow single track lane. There are no pedestrian footways and it is not served by public transport. The location is in no way sustainable.

Housing in this location would not relate to any built form and is not infill in any way, there is no suggestion of a 'domestic character', and residential development here would be wholly incongruous.

Piecemeal development in remote locations as typified by this proposal is completely contrary to the local plan and

there is no suggestion that the site is proposed for or would even be suitable as an 'affordable led' rural exception site. In fact enforcement action should be taken to restore the ecological value of the site, unfortunately as no reports were prepared the damage cannot be quantified

Proposed by Councillor Z Fox
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.145.4

RESOLVED: that Camborne Town Council responds to Cornwall Council that it submits a holding objection on Planning Application 25-26/094 (PA26/00232), as the size of the development and the amount of documentation involved warrants due consideration, and having received the application one day before this meeting this has not been achievable

Proposed by Councillor Z Fox
Seconded by Councillor E Chapman

On a vote being taken the matter was approved unanimously.

P.146

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: **25-26/078**
CC Number: PA25/09473
Development: Permission in Principle for the erection of a single detached infill dwelling on existing domestic garden (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
Comm Decision: Camborne Town Council recommends refusal due to; overdevelopment of the site, overlooking, and the loss of an amenity.
Comm Decision: Agree to Disagree.

P.146.1

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 Z Fox

On a vote being taken the matter was approved unanimously.

P.147

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

There were no such applications.

P.149 TO RECEIVE AN APPEAL DECISION NOTIFICATION FOR LAND WEST OF REDBROOKE TERRACE, REDBROOKE ROAD, CAMBORNE TR14 7AU

P.149.1 RESOLVED: that an Appeal Decision Notification for Land West of Redbrooke Terrace, Redbrooke Road, Camborne TR14 7AU; was received

Proposed by Councillor C Godolphin

Seconded by Councillor E Chapman

On a vote being taken the matter was approved unanimously.

P.150 TO RECEIVE THIS COMMITTEE'S DECISION FOR PA25/09468

TC Number: **25-26/084**
CC Number: PA25/09468
Development: Demolition of existing structures.
Redevelopment of the site to deliver extra care accommodation (Use Class C2) with associated ancillary facilities, open space and green infrastructure, cafe, parking, revised access, and associated works.
Location: Council Car Park, East Dolcoath Avenue, Camborne
Grid Reference: 165679/40239
Comment submission date: 16.01.2026
Comm Decision: No objection subject to the conditions recommended by the Ecologist, the Historic Environment Archaeological Office, the Air Quality Office, the Local Flood Authority, the Police Architectural Liaison Office, and the Environmental Protection Public Protection Office (re noise and odour) being adhered to.

P.150.1 RESOLVED: that this Committee's decision for PA25/09468, was received

Proposed by Councillor Z Fox

Seconded by Councillor s Guffogg

On a vote being taken the matter was approved unanimously.

P.151 TO RECEIVE PUBLIC CORRESPONDENCE REGARDING TRAFFIC ISSUES AT CRANE ROAD, CAMBORNE

P.151.1 RESOLVED: that public correspondence regarding traffic issues at Crane Road, Camborne, was received

Proposed by Councillor Z Fox
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 7.22pm.

APPENDIX 2

TC Number: **25-26/085**
CC Number: PA26/00139
Development: Application for permission in principle for the construction of minimum and maximum of one dwelling within the curtilage of existing dwelling.
Location: Land adjacent to 2 The Old Nursery, Higher Penponds, Penponds Road, Camborne
Sent to: Councillor L McDonald
Grid Reference: 163597/39088
Comment submission date: 04.02.2026
Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/085 (PA26/00139). There has been no sequential test carried out so possible flood and drainage risks; it would be overdevelopment of the area ruining the settlement pattern and the historic centre of the village. It would be overbearing and overlooking, and would impact the mature trees on the site, and there is a lack of facilities and public transport. There is also no site notice informing residents the application.

TC Number: **25-26/086**
CC Number: PA25/09486
Development: Installation of "Pulse Smart Hub" with integrated digital screens at 3 locations within Camborne.
Location: 10 Commercial Street, Trevu Road, & Trelowarren Street, Camborne
Sent to: Councillor D Atherfold
Grid Reference: 164607/39990
Comment submission date: 04.02.2026
Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection in principle to Planning Application 25-26/086 (PA25/09486) but have concerns on the siting of them.

TC Number: **25-26/087**
CC Number: PA25/09487
Development: Advertisement consent for 3 x (back-to-back) digital LED displays.
Location: 10 Commercial Street, Trevu Road, & Trelowarren Street, Camborne
Sent to: Councillor D Atherfold
Grid Reference: 164607/39990
Comment submission date: 04.02.2026
Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection in principle to Planning Application 25-26/086 (PA25/09486) but have concerns on the siting of them.

TC Number: **25-26/088**
CC Number: PA25/07314
Development: Replacement self-build dwelling.
Location: 3 Hillside Cottages, Chapel Hill, Brea, Camborne
Sent to: Councillor E Chapman
Grid Reference: 166587/39692
Comment submission date: 04.02.2026
Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/088 (PA25/07314), but note that the application appears to be retrospective.

TC Number: **25-26/089**
CC Number: PA25/09595
Development: Proposed demolition of existing outbuilding, the erection of a self-build dwelling and the formation of a new vehicular access.
Location: 2 St Martins Terrace, Camborne, TR14 7HP
Sent to: Councillor S Weedon
Grid Reference: 164347/40476
Comment submission date: 04.02.2026
Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/089 (PA25/09595).

AGENDA 12

TC Number: **25-26/090**
CC Number: PA25/07421
Development: Construction of a two storey rear extension.
Location: 2 Park View, Crane Road, Camborne
Sent to: Councillor P Mills
Grid Reference: 164095/39939
Comment submission date: 04.02.2026
Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/090 (PA26/07421).

TC Number: **25-26/091**
CC Number: PA25/09273
Development: Installation of Solar Array and Air Source Heat Pumps in the curtilage of listed buildings.
Location: Reskadinnick House, Reskadinnick, Camborne
Grid Reference: 163675/41479
Comment submission date: 04.02.2026
Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/091 (PA25/09273), but would suggest that ground source heat pumps be used to reduce the impact on the landscape.

TC Number: **25-26/092**
CC Number: PA25/09276
Development: Listed Building consent for restoration and energy efficiency improvements to Grade 11 listed buildings (part retrospective).
Location: Reskadinnick House, Reskadinnick, Camborne
Grid Reference: 163675/41479
Comment submission date: 04.02.2026
Comm Decision: Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/091 (PA25/09273), but would suggest that ground source heat pumps be used to reduce the impact on the landscape.

TC Number: **25-26/093**
CC Number: PA26/00639
Development: Application for Permission in Principle for the construction of up to 5 dwellings (minimum of 3, maximum of 5).
Location: Land at Treswithian Downs, Kehelland, Camborne
Grid Reference: 162834/41213
Comment submission date: 04.02.2026
Comm Decision: Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/093 (PA26/00639). The site was an important area of wildlife habitat of high ecological value including regenerated woodland, mature trees, scrub and hedgerows, home to an abundance of wildlife and likely to contain rare species due to the mining history of the site.
This was illegally cleared, when unauthorised engineering works and unlicensed felling took place without prior permission or benefit of any ecological survey or ecological report. This resulted in enforcement complaints which eventually led to restoration of the original field opening which had been enlarged and relocated, and there has been some (inappropriate and unmonitored) replanting along part of the hedgerow

following enforcement, but this is perfunctory. The site remains completely inappropriate for residential development as it is in a remote rural location away from settlement and served only by a narrow single track lane. There are no pedestrian footways and it is not served by public transport.

The location is in no way sustainable. Housing in this location would not relate to any built form and is not infill in any way, there is no suggestion of a 'domestic character', and residential development here would be wholly incongruous. Piecemeal development in remote locations as typified by this proposal is completely contrary to the local plan and there is no suggestion that the site is proposed for or would even be suitable as an 'affordable led' rural exception site. In fact enforcement action should be taken to restore the ecological value of the site, unfortunately as no reports were prepared the damage cannot be quantified.

TC Number: **25-26/094**
CC Number: PA26/00232
Development: Proposed residential development, formation of access and associated works.
Location: Land North of Gear Farm, Pendarves Road, Camborne
Grid Reference: 164298/39068
Comment submission date: 04.02.2026
Comm Decision: Camborne Town Council respond to Cornwall Council that it submits a holding objection on Planning Application PA26/00232, as the size of the development and the amount of documentation involved warrants due consideration, and having received the application one day before the meeting this has not been achievable.

AGENDA 17

TC Number: **25-26/084**
CC Number: PA25/09468
Development: Demolition of existing structures. Redevelopment of the site to deliver extra care accommodation (Use Class C2) with associated ancillary facilities, open space and green infrastructure, cafe, parking, revised access, and associated works.
Location: Council Car Park, East Dolcoath Avenue, Camborne
Grid Reference: 165679/40239
Comment submission date: 16.01.2026
Comm Decision: No objection subject to the conditions recommended by the Ecologist, the Historic Environment Archaeological Office, the Air Quality Office, the Local Flood Authority, the Police Architectural Liaison Office, and the

Environmental Protection Public Protection Office (re noise and odour) being adhered to.

SIGNED BY THE CHAIR.....

DATE