

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 March 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 L McDonald	
Councillor P Mills	

IN ATTENDANCE:

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

P.151 MEETING PROCEDURES

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

P.152 TO RECEIVE APOLOGIES FOR NON-ATTENDANCE

No apologies all present.

P.153 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.154 TO APPROVE WRITTEN REQUEST(S) FOR DISPENSATIONS

There were no written requests for dispensations.

P.155 CHAIR'S ANNOUNCEMENTS

There were no Chair's announcements.

P.156 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING OF THIS COMMITTEE HELD ON THE 3RD FEBRUARY 2026 FOR SIGNING BY THE CHAIR

P.156.1 RESOLVED: that the Minutes of the meeting of the Planning and Development Committee held on the 3rd February 2026, were received, approved, and signed by the Chair

Proposed by Councillor D Atherfold
Seconded by Councillor E Chapman

On a vote being taken the matter was approved unanimously.

P.157 MATTERS ARISING FROM THE MINUTES, FOR INFORMATION ONLY, WHERE NOT INCLUDED BELOW

There were no matters arising.

P.158 TO RECEIVE CORNWALL COUNCIL'S PLANNING OFFICER COMMENTS, RECEIVED TO DATE

P.158.1 RESOLVED: that Cornwall Council's Planning Officer's comments, were received

Proposed by Councillor C Godolphin
Seconded by Councillor E Chapman

On a vote being taken the matter was approved unanimously.

P.159 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.159.1 RESOLVED: that Camborne Town Council responds to Cornwall Council that it had no objection to Planning Application 25/26-107 (PA26/01129)

Proposed by Councillor D Atherfold
Seconded by Councillor P Mills

On a vote being taken the matter was approved unanimously.

The Chair took Agenda items 10 and 11 together.

P.160 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

Members of the public spoke in objection to application PA26/00232.

P.160.1

RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/094 (PA26/00232). This site is situated on Greenfield land outside of the town boundary. It acts as a green buffer between Gear Farm and Camborne Town. It is not infill and would constitute new development in the open countryside.

The fundamental aim of a Greenbelt is to prevent urban sprawl, this site is outside the town Greenbelt boundary and therefore should be protected by policy 13, especially as there are brownfield and derelict sites available for building within Camborne.

This site is agricultural land and has been being used as such.

The site is one of the gateways of Camborne and should be protected to preserve the special characteristic and heritage of Camborne.

Such a high-density scheme would result in the loss of existing natural features of the fields and well established hedgerows which makes an important contribution to landscape and biodiversity.

The Doctor's, Dentist's and Schools in the area are already at capacity and could not accommodate further applications that the development would create.

Flood Risk

Due to the land slope, the proposed 97 homes would exacerbate the current flooding issues of Barripper, which is a flood zone 2 and 3, and also Pendarves Road which experiences regular flooding in the winter. People had to evacuate their houses in Barripper this winter due to flooding.

Highways

The roads around Pendarves Road are already gridlocked at certain times of the day. Directing any more traffic into these 'hot spots' would result in even worse traffic congestion. An extra 97 houses could easily generate at least an extra 200 cars.

Proposed design

This proposed development does not match the character of the surrounding residential area and does nothing to preserve the special historic character of Camborne, as stated in policy 13 of the NPPF, as much of Camborne is a World Heritage site

Proposed by Councillor S Weedon
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

Twenty five members of the public left the meeting at 6.50pm.

P.160.2 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/095 (PA25/03163) subject to conditions being applied to secure a revised scheme of landscaping and boundary treatment, and car park plans

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.160.3 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/096 (PA25/008863) subject to the development meeting minimum space standards

Proposed by Councillor C Godolphin
Seconded by Councillor Z Fox

On a vote being taken the matter was approved unanimously.

P.160.4 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/097 (PA26/00774)

Proposed by Councillor E Chapman
Seconded by Councillor Z Fox

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

P.160.5 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/098 (PA25/09272) as this development would result in the loss of a prime commercial property in a prime location in the town

Proposed by Councillor Z Fox
Seconded by Councillor S Weedon

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

Councillor Godolphin asked that he be recorded as voting against the motion.

P.160.6 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning

Application 25-26/099 (PA26/00972) as the amendments if approved would have a negative impact on the development, and the World Heritage Site

Proposed by Councillor Z Fox
Seconded by Councillor E Chapman

On a vote being taken the matter was approved unanimously.

P.160.7 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/100 (PA26/00001) as it would be a new build in the open countryside

Proposed by Councillor S Weedon
Seconded by Councillor C Godolphin

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

P.160.8 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/101 (PA26/00961)

Proposed by Councillor D Atherfold
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.160.9 RESOLVED: that Camborne Town Council responds to Cornwall Council that it recommends refusal of Planning Application 25-26/102 (PA26/01057) as this area has flooding issues which would be exacerbated by this development. The access to the proposed development is on a sweeping bend and would cause highway safety issues

Proposed by Councillor D Atherfold
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.160.10 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/103 (PA26/01009)

Proposed by Councillor P Mills
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.160.11 RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/104 (PA25/09714) subject to a condition being applied to the development tying it to the main dwelling, for family use only

Proposed by Councillor S Weedon
Seconded by Councillor C Godolphin

On a vote being taken the matter was approved unanimously.

P.160.12 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/105 (PA25/09605) subject to the approval of the County Land Agent**

Proposed by Councillor Z Fox
Seconded by Councillor P Mills

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

P.160.13 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/106 (PA26/00969) in principle, but have concerns over the scale and potentially overbearing external staircase**

Proposed by Councillor Z Fox
Seconded by Councillor S Weedon

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

P.161 **TO ADDRESS ADDITIONAL PLANNING APPLICATIONS RECEIVED, AFTER AGENDA COMPILED**

TC Number: **25-26/108**
CC Number: PA26/00513
Development: Application for permission in principle: Erection of 1 self-build dwelling.
Location: Land Adj to 24 Manor Road, Camborne, TR14 7EE
Grid ref: 164254/40035
Comment submission date: 04.03.2026

TC Number: **25-26/109**
CC Number: PA26/01059
Development: Side extension and garage conversion.
Location: 5 Springfield park, Barripper. Camborne
Grid ref: 163480/38191
Comment submission date: 04.03.2026

P.161.1 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Application 25-26/108 (PA26/00513)**

Proposed by Councillor Z Fox
Seconded by Councillor L McDonald

On a vote being taken the matter was approved unanimously.

P.161.2 **RESOLVED: that Camborne Town Council responds to Cornwall Council that it has no objection to Planning Applications 25-26/109 (PA26/01059)**

Proposed by Councillor D Atherfold
Seconded by Councillor S Guffogg

On a vote being taken the matter was approved unanimously.

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: **25-26/086**
 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.

Comm Decision: Agree with Planning Officer.

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.

Comm Decision: Agree with Planning Officer.

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.

Comm Decision: **No objection.**

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.

Comm Decision: **Agree with Planning Officer.**

P.162.1 **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 S Weedon

On a vote being taken the matter was approved unanimously.

P.163 **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.163.1 **RESOLVED: that a Planning Application from Cornwall Council to be decided under delegated authority, was received**

Proposed by Councillor C Godolphin
Seconded by Councillor D Atherfold

On a vote being taken the matter was approved unanimously.

P.164 **TO RECEIVE NOTIFICATIONS OF PLANNING APPLICATIONS TO BE DECIDED BY CORNWALL COUNCIL PLANNING COMMITTEE AND AGREE ANY ACTION**

There were no such applications.

There being no further business the Chair closed the meeting at 7.34pm.

APPENDIX 1

TC Number: **25-26/107**
CC Number: PA26/01129
Development: Non-material amendment in relation to decision notice PA24/02193 dated 03.10.24 for reduction in extension to floor area due to costs and site constraints.
Location: Pengegon Institute, Lower Pengegon, Camborne, TR14 8RX
Comment submission date: 04.03.2026
Comm Decision: No objection.

APPENDIX 2

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
Sent to: Councillor S Weedon
Grid Reference: 164298/39068

Comment submission date: 04.03.2026

Comm Decision:

Camborne Town Council responds to Cornwall Council that it recommends refusal. This site is situated on Greenfield land outside of the town boundary. It acts as a green buffer between Gear Farm and Camborne Town. It is not infill and would constitute new development in the open countryside.

The fundamental aim of a Greenbelt is to prevent urban sprawl, this site is outside the town Greenbelt boundary and therefore should be protected by policy 13, especially as there are brownfield and derelict sites available for building within Camborne.

This site is agricultural land and has been being used as such.

The site is one of the gateways of Camborne and should be protected to preserve the special characteristic and heritage of Camborne.

Such a high-density scheme would result in the loss of existing natural features of the fields and well established hedgerows which makes an important contribution to landscape and biodiversity.

The Doctor's, Dentist's and Schools in the area are already at capacity and could not accommodate further applications that the development would create.

Flood risk

Due to the land slope, the proposed 97 homes would exacerbate the current flooding issues of Barripper, which is a flood zone 2 and 3, and also Pendarves Road which experiences regular flooding in the winter. People had to evacuate their houses in Barripper this winter due to flooding.

Highways

The roads around Pendarves Road are already gridlocked at certain times of the day. Directing any more traffic into these 'hot spots' would result in even worse traffic congestion. An extra 97 houses could easily generate at least an extra 200 cars.

Proposed design

This proposed development does not match the character of the surrounding residential area and does nothing to preserve the special historic character of Camborne, as stated in policy 13 of the NPPF, as much of Camborne is a World Heritage site.

TC Number: **25-26/095**
CC Number: PA25/03163
Development: Demolition of existing boxing club and redevelopment of the site to provide a new boxing club.
Location: Camborne and Redruth Amateur Boxing Club, Dolcoath Road, Camborne, TR14 8RR
Sent to: Councillor L McDonald
Comment submission date: 04.03.2026
Comm Decision: No objection, subject to conditions being applied to secure a revised scheme of landscaping and boundary treatment, and car park plans.

TC Number: **25-26/096**
CC Number: PA25/008863
Development: Conversion of ground floor commercial unit into residential flat, including extension and other associated alterations.
Location: 4 – 6 Rosewarne Road, Camborne, TR14 8BB
Grid Ref: 164847/40157
Sent to: Councillor Godolphin
Comment submission date: 04.02.2026
Comm Decision: No objection, subject to the development meeting minimum space standards.

TC Number: **25-26/097**
CC Number: PA26/00774
Development: Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 under Part 17 Class K for proposed surface drilling location to be used to drill two diamond drill holes.
Location: Land Rear of FT Williams Garage, Dolcoath Industrial Park, Dolcoath Road, Camborne
Grid Ref: 166014/40581
Sent to: Councillor E Chapman
Comment submission date: 04.03.2026
Comm Decision: No objection

TC Number: **25-26/098**
CC Number: PA25/09272
Development: Conversion of commercial unit into 1 bedroom ground floor flat, with associated internal remodelling.
Location: 13A Commercial Street, Camborne, TR14 8JZ
Grid Ref: 164588/40027
Sent to: Councillor C Godolphin
Comment submission date: 04.03.2026
Comm Decision: Camborne Town Council recommends refusal refusal, as this development would result in the loss of a prime commercial property in a prime location in the town.

TC Number: **25-26/099**
CC Number: PA26/00972

Development: Non-material amendment in relation to decision notice PA23/04960 (Appeal reference number APP/D0840/W/24/3350861) dated 20.05.2025 for amendment to the approved drawings in respect of the elevations of Units 1-5 and 29-32 and replacement of the natural stone on the side and rear elevations with white render.

Location: Land at Church View Farm, Church View Road, Camborne, TR14 8RQ

Sent to: Councillor Z Fox

Comment submission date: 04.03.2026

Comm Decision: Camborne Town Council recommend refusal, as the amendments if approved would have a negative impact on the development, and the World Heritage Site.

TC Number: **25-26/100**

CC Number: PA26/00001

Development: Conversion of existing agricultural stable and storage unit into dwelling and associated works.

Location: 5 West Seton, Camborne

Sent to: Councillor S Guffogg

Comment submission date: 04.03.2026

Comm Decision: Camborne Town Council recommends refusal of this application as it would be a new build in the open countryside.

TC Number: **25-26/101**

CC Number: PA26/00961

Development: Replacement rear single storey extension.

Location: 5 Tehidy Road, Camborne, TR14 8TA

Grid ref: 164719/40251

Sent to: Councillor D Atherfold

Comment submission date: 04.03.2026

Comm Decision: Camborne Town Council recommends refusal of this application as this area has flooding issues which would be exacerbated by this development. The access to the proposed development is on a sweeping bend and would cause highway safety issues.

TC Number: **25-26/102**

CC Number: PA26/01057

Development: Application for permission in principle for up to 9 dwellings with associated access (minimum of 1, maximum 9).

Location: Land between Tehidy Road and Traverno Road, Roskear Croft, Roscroggan, Camborne

Sent to: Councillor D Atherfold

Comment submission date: 04.03.2026

Comm Decision: Camborne Town Council recommends refusal of this application as this area has flooding issues which would be exacerbated by this development. The access to the proposed development is on a sweeping bend and would cause highway safety issues.

TC Number: **25-26/103**
CC Number: PA26/01009
Development: Replacement of substandard rear extensions, loft conversion and interior alterations.
Location: Woodlands, 43 Treslothan Road, Troon, Camborne,
Grid Ref: 165847/37784
Sent to: Councillor P Mills
Comment submission date: 04.03.2026
Comm Decision: No objection, subject to a condition being applied to the development tying it to the main dwelling, for family use only.

TC Number: **25-26/104**
CC Number: PA25/09714
Development: Construction of a non self-contained detached annex to replace existing summerhouse/store in rear garden.
Location: 25 Higher Pengegon, Pengegon, Camborne
Grid Ref: 166021/39733
Sent to: Councillor S Weedon
Comment submission date: 04.03.2026
Comm Decision: No objection, subject to a condition being applied to the development tying it to the main dwelling, for family use only.

TC Number: **25-26/105**
CC Number: PA25/09605
Development: Proposed general purpose agricultural building.
Location: Mentreler, Croft Mitchell, Troon, Camborne
Grid Ref: 166574/37085
Sent to: Councillor Z Fox
Comment submission date: 04.03.2026
Comm Decision: No objection, subject to the approval of the County Land Agent.

TC Number: **25-26/106**
CC Number: PA26/00969
Development: Proposed two-storey extension with external staircase to rear garden.
Location: 40 Edward Street, Tuckingmill, Camborne
Applicant: Mr S Kitson
Grid Ref: 165781/40942
Sent to: Councillor E Chapman
Comment submission date: 04.03.2026
Comm Decision: No objection of the extension in principle, but have concerns over the scale and potentially overbearing external staircase.

AGENDA 12

TC Number: **25-26/108**
CC Number: PA26/00513
Development: Application for permission in principle: Erection of 1 self-build dwelling.
Location: Land Adj to 24 Manor Road, Camborne, TR14 7EE

Applicant: Mrs J Coleman
Grid ref: 164254/40035
Comment submission date: 04.03.2026
Comm Decision: No objection.

TC Number: **25-26/109**
CC Number: PA26/01059
Development: Side extension and garage conversion.
Location: 5 Springfield park, Barripper. Camborne
Applicant: Mr & Mrs Christopher Wood
Grid ref: 163480/38191
Comment submission date: 04.03.2026
Comm Decision: No objection.

SIGNED BY THE CHAIR.....

DATE