



HELSTON TOWN COUNCIL
Konsel an Dre Hellys



1

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11th January 2018

To: The Chair and Members of the Planning Committee

cc: Members of the Council for information

Dear Councillor,

A meeting of the Planning Committee will be held in The Guildhall, Helston on **THURSDAY 18TH JANUARY 2018 at 6.15p.m.** for the purpose of transacting the under mentioned business.

Yours faithfully,

Chris Dawson
Town Clerk

AGENDA

1. Apologies for absence.
2. Declarations of Interests and Dispensations
 - (a) Members to declare interests in respect of any item on this Agenda.
 - (b) To consider written requests from Members for dispensations.
3. To approve and sign the Minutes of the Planning Committee Meeting held on 4th January 2018 (**Page No. 3**).
4. Matters Arising from the 4th January 2018 Minutes (for information exchange only).
5. At this juncture the Meeting will adjourn for a period of up to ten minutes to permit Cornwall Councillors present to make observations in respect of any items on this Agenda.
6. At this juncture the Meeting will adjourn for a period of up to fifteen minutes to permit members of the public present to make observations in respect of any items on this Agenda.
7.
 - (a) To receive planning applications listed as 'Category I' (**Page No. 5**).
 - (b) To receive planning applications listed as 'Category II' (**Page No. 5**).
(This item will include a period of public speaking for each application.)
 - (c) To receive particulars of planning decisions (**Page No. 6**).
 - (d) To receive a report on attendance at Planning Meetings.
 - (e) To receive correspondence and information relating to planning applications, appeals and other planning matters).
8. To consider potential planning enforcement matters.

Non-Committee Members are welcome to attend but may only speak on an Application if invited to do so by the Committee

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MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE GUILDHALL, HELSTON
ON THURSDAY 4TH JANUARY 2018 AT 6.15 PM

Councillors: J Martin (in the Chair)

R J L Boase
M H Thomas

Mrs N Roberts
Rev D P Reed

M J Kenchington

Officers: Miss P J Lavelle – Deputy Town Clerk

263. Apologies

An apology for non-attendance was received from the Mayor (Councillor Mrs Geer).

Councillor R J L Boase entered the meeting at 6.16pm

264. Minutes

On the proposition of Councillor Mrs Roberts, seconded by Councillor Reverend Reed, it was

RESOLVED – that the Minutes of the Meeting held on 21st December 2017 be approved and signed as a true record.

Councillors Thomas and Kenchington abstained from the vote as they had not been present at the meeting.

265. Cornwall Councillors Observations

The Chair and Councillor Thomas advised that they would be considering planning applications as Town Councillors rather than Cornwall Councillors.

266. Planning Applications

Category I

Recommendation

There were no Category I applications.

Category II

- (i) ***Planning Application PA17/11766***
Application Type: Full Application
Remove existing garage/store and construct attached self-contained annexe.
8 Meneage Road, Helston
For Miss C Baxter

Councillor Kenchington visited the application site and gave a presentation with the aid of photographs.

It was proposed by Councillor Kenchington, seconded by the Chair, and unanimously

RESOLVED – that the Town Council recommended approval of Application PA17/11766.

4

267. Planning Decisions

Details of Planning Decision Notices received since the last Meeting were tabled and noted.

268. Correspondence Relating to Planning Applications

i) **Application PA17/08808 and PA17/08982** – The Deputy Town Clerk advised that notifications had been received confirming that Applications PA17/08808 and PA17/08982 (Development of garage sites at Trelawney Road and Oates Road respectively) were being considered by the West Sub-Area Planning Committee on Monday 15th January 2018 at 10am. Further to Min. No. 244 i)/2017 the Deputy Town Clerk advised that Councillor Kenchington was unable to attend as this meeting coincided with another appointment and asked which Councillor wished to represent the Council. As no other Committee Members were available on that date the Deputy Town Clerk agreed to contact the Members who were not on the Committee.

The Chair reminded Members that the site meetings in respect of these Applications were taking place on Tuesday 9th January 2018 and encouraged Members to attend. The Deputy Town Clerk confirmed that the Mayor was attending to represent the Town Council.

269. Cornwall Statement of Community Involvement

Members considered the Cornwall Statement of Community Involvement (circulated prior to the meeting). The Deputy Town Clerk highlighted potential omissions in the consultation methods for the electoral division member and the local council. Members expressed their concerns with the omissions and agreed their response to the survey questionnaire.

270. Internal Planning Procedure

Members considered the Town Council's Internal Planning Procedure and briefly discussed the proposed alterations to the public speaking procedure. At the conclusion of the debate it was proposed by the Chair, seconded by Councillor Kenchington, and unanimously

RESOLVED – that the Town Council's Internal Planning Procedure be accepted and the changes to the public speaking procedure be trialled for three months.

The Deputy Town Clerk confirmed that there were no updates on outstanding enforcement items.

Meeting Closed at 6.50pm

Confirmed

Chairman

PLANNING APPLICATIONS**CATEGORY I****Details****Recommendation**

1. Planning Application PA17/12085
Application Type: Listed Building Consent
Repair rubble stone walls and rebuild any damaged sections
Meneage House, Meneage Parc, Helston
For Devon and Cornwall Housing Ltd
Approval

2. Planning Application PA17/11737
Application Type: Full Application
Replacement of existing lean-to back entrance
and toilet/boiler room with a single storey
kitchen/dining extension
Lower Goonhusband, Helston
For Mr A Bryant
Approval

CATEGORY II

3. Planning Application PA17/11827
Application Type: Full Application
Construction of industrial commercial units
Land south of Bosnoweth, Clodgey Lane, Helston
For MJL Group Ltd
Cllr R J L Boase

4. Planning Application PA17/11984
Application Type: Full Application
Construction of a 1 bed coach-house
Rear of 39 Church Street, Helston
For Plotlink
Cllr J Martin

**PLANNING DECISIONS RECEIVED FROM
CORNWALL COUNCIL**

APPROVED:

<u>Number</u>	<u>Applicant</u>	<u>Development</u>	<u>Location</u>
PA17/07942	Ms R Batchelor	Proposed extension and alterations to Grade II listed dwelling and existing outbuilding	18 Meneage Road
PA17/07943	Ms R Batchelor	Listed Building Consent for proposed extension and alterations to Grade II listed dwelling and existing outbuilding	18 Meneage Road
PA17/08417	Mr P Richards	Proposed dwelling	The Yard, Ratcliffes Lane
PA17/10175	Mr A Dunn	Concrete existing yard and create soakaway	Newham Bungalow, Newham Lane
PA17/11550	Mr & Mrs Harrison	Proposed rear extension	55 Bulwark Road

REFUSED:

NONE

WITHDRAWN:

NONE

PRE-APPLICATION:

NONE