



HELSTON TOWN COUNCIL

Konsel an Dre Hellys

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8th February 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 15TH FEBRUARY 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 1st February 2018 (**Page No. 3**).
4. Matters Arising from the 1st February 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. 9**).
 - (b) To receive planning applications listed as 'Category II' (**Page No. 9**).
(This item will include a period of public speaking for each application.)
 - (c) To receive particulars of planning decisions (**Page No. 10**).
 - (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 1ST FEBRUARY 2018 AT 6.18 PM

Councillors: J Martin (in the Chair)

R J L Boase
M H Thomas

Mrs G A Geer (Town Mayor)
Mrs N Roberts

M J Kenchington

Officers: Miss P J Lavelle – Deputy Town Clerk

311. Absent

Councillor Reverend Reed was absent without giving apologies.

312. Declarations of Interest

Councillor Mrs Roberts declared an interest in Application PA18/00464 as an employee of the Applicant.

Councillor R J L Boase entered the meeting at 6.19pm

313. Minutes

On the proposition of Councillor Thomas, seconded by Councillor Kenchington, it was

RESOLVED – that the Minutes of the Meeting held on 18th January 2018 be approved and signed as a true record.

Councillor Mrs Roberts abstained from the vote as she had not been present at the meeting.

314. Cornwall Councillors Observations

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

315. Planning Applications

Category II

Councillor Mrs Roberts declared an interest in the following item and left the meeting at 6.21pm.

- (i) *Planning Application PA18/00464*
Application Type: Full Application
Proposed new dormer to house lift
5 Nansloe Close, Helston
For Mr and Mrs Carr

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

It was proposed by Councillor Thomas, seconded by the Chair, and unanimously
RESOLVED – that the Town Council recommended approval of Application PA18/00464.

Councillor Mrs Roberts returned to the meeting at 6.28pm.

- (ii) *Planning Application PA18/00495***
Application Type: Full Application
Proposed extension and alterations
27 Tenderah Road, Helston
For Mr and Mrs Robson

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

It was proposed by Councillor Thomas, seconded by Councillor R J L Boase, and unanimously

RESOLVED – that the Town Council recommended approval of Application PA18/00495.

316. Planning Decisions

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

317. Correspondence Relating to Planning Applications

i) Application PA18/00678 – The Deputy Town Clerk confirmed that a notification had been received for works to trees in the Conservation Area (Reduction of Apple tree, 21 Wendron Street) which due to the decision deadline had been circulated by e-mail. She confirmed that the majority decision had been to recommend approval of the works and the Planning Officer had been advised accordingly.

ii) Application PA18/00309 – The Deputy Town Clerk confirmed that a notification had been received for a non-material amendment to Application PA15/05714 (amendment to position of entrance door and position of 2 solar panels, Adj to The Orchard, Church Lane) which due to the decision deadline had been circulated by e-mail. The Deputy Town Clerk confirmed that the Planning Officer had been advised of the majority decision to recommend approval of the works.

iii) Planning Conference – The Deputy Town Clerk confirmed that Cornwall Council was holding a Planning Conference for Local Councils on Tuesday 27th February 2018 at 4.30pm in St John's Hall, Penzance. The Deputy Town Clerk agreed to circulate the full details of the event by e-mail. The Chair requested that any Members wishing to attend inform the Deputy Town Clerk by the 5th February 2018.

iv) **Applications PA17/10020 and PA17/10021** – The Deputy Town Clerk advised that she had received a notification from Cornwall Council that Applications PA17/10020 and PA17/10021 (Replacement of dilapidated outbuilding with chalet, Newham House, Newham Lane) were being considered by the West Sub-Area Planning Committee on 12th February 2018. The Deputy Town Clerk reminded Members that the Town Council had recommended approval of the applications but had agreed to disagree with the Planning Officer's recommendation and requested confirmation on whether the Committee wished to send a representative to speak at the meeting. A brief debate ensued at the conclusion of which it was agreed that if a Member was available to attend, they would inform the Deputy Town Clerk the following day.

318. Exclusion of the Press and Public

On the proposition of Councillor R J L Boase, seconded by the Mayor, it was unanimously

RESOLVED – that pursuant to the provision of the Public Bodies (Admissions to meetings) Act 1960, the press and public be excluded from the Meeting for the following items of business by reason of the confidential nature of the business to be transacted.

319. Outstanding Enforcement Issues

Reported by Helston Town Council

- i) **Case Number EN17/00552**
Alleged untidy site
30 Beacon Parc, Helston

The Deputy Town Clerk updated Members on the status of the Enforcement Complaint. Following a brief debate it was proposed by Councillor Thomas, seconded by the Chair, and

RESOLVED – that the relevant departments be contacted regarding the Enforcement Complaint.

- ii) **Case Number EN17/02135**
Alleged construction of garage
18 Barton Close, Helston

The Deputy Town Clerk updated Members on the status of the Enforcement Complaint and confirmed that the case had been closed.

Reported by Others

- i) **Case Number EN17/01648**
Alleged unauthorised display of various advertisements
Helston Football Club, Clodgy Lane, Helston

The Deputy Town Clerk updated Members on the status of the Enforcement Complaint.

- ii) Case Number EN17/01649
Alleged unauthorised display of an advertisement promoting Angel Dental on the wall at the entrance to Glenhaven Park Land at Glenhaven Park, Helston**

The Deputy Town Clerk updated Members on the status of the Enforcement Complaint and confirmed that the case had been closed.

- iii) Case Number EN17/01652
Alleged unauthorised display of various advertisements Clodgey Lane, Helston**

The Deputy Town Clerk updated Members on the status of the Enforcement Complaint.

- iv) Case Number EN17/01885
Alleged unauthorised siting of various advertisement signs approx 2ft x 6ft Helston Cricket Club, Clodgey Lane, Helston**

The Deputy Town Clerk updated Members on the status of the Enforcement Complaint.

- v) Case Number EN17/01886
Alleged works not carried out in accordance with approved plans PA11/07265. Signs not fixed on foamex as approved and 2 additional signs in situ on top of the 3 approved signs Helston Rugby Football Club, Clodgey Lane Helston**

The Deputy Town Clerk updated Members on the status of the Enforcement Complaint.

- vi) Case Number EN17/01887
Alleged siting of a billboard sign and various smaller adverts attached to billboard
Land at Station Road, Helston**

The Deputy Town Clerk updated Members on the status of the Enforcement Complaint and confirmed that the case had been closed.

- vii) Case Number EN17/01907
Unauthorised display of advert banner 2m long x 1m height
Land at Wendron Street, Helston Cornwall**

The Deputy Town Clerk updated Members on the status of the Enforcement Complaint and confirmed that the case had been closed.

- viii) Case Number EN17/01908
Alleged siting of an advertisement sign advertising Anglo Asia
Anglo Asia, 2 The Parade, Helston**

The Deputy Town Clerk updated Members on the status of the Enforcement Complaint and confirmed that the case had been closed.

- ix) Case Number EN17/02029**
Alleged construction of unstable structure on existing decking
119 Pendeen Parc, Helston

The Deputy Town Clerk updated Members on the status of the Enforcement Complaint.

- x) Case Number EN18/00024**
Alleged siting of a 3ft x 2ft advertisement sign
Market Place, Helston

The Deputy Town Clerk updated Members on the status of the Enforcement Complaint and confirmed that the case had been closed.

- xi) Case Number EN18/00052**
Alleged extension to garden patio
23 Roselidden Parc, Helston

The Deputy Town Clerk updated Members on the status of the Enforcement Complaint.

Meeting Closed at 7.06pm

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Confirmed

Chairman

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

1. Planning Application PA18/00318
Application Type: Full Application
Extension to create internal staircase
and new bathroom window
1 Parc Eglos, Helston
For Mr G Keverne

Approval

CATEGORY II

2. Planning Application PA18/00495
Application Type: Full Application
Retention and completion of detached garage
18 Barton Close, Helston
For Mr M Skinner

Cllr J Martin

**PLANNING DECISIONS RECEIVED FROM
CORNWALL COUNCIL****APPROVED:**

PA17/11737	Mr A Bryant	Replacement of existing lean-to back entrance and toilet/boiler room with a single storey extension	Lower Goonhusband
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REFUSED:

PA17/11341	Mr & Mrs P Perryman	Conversion of an existing ancillary residential building into a one-bed maisonette	Rear of 35 Bulwark Road
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WITHDRAWN:

NONE

PRE-APPLICATION:

NONE

DECIDED NOT TO MAKE A TPO

PA18/00008	Mr & Ms Butler	Reduce Sycamore tree	5 Lowarth Close
PA18/00678	Coastline Housing	Reduce apple tree to boundary	21 Wendron Street