

HELSTON TOWN COUNCIL
Konsel an Dre Hellys



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27th April 2021

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 virtually, on **WEDNESDAY 5TH MAY 2021 at 6.30p.m.** for the purpose of transacting the under mentioned business.

Yours faithfully,

Pamela Lavelle
 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 requests from Members for dispensations.
3. To approve and sign the Minutes of the Planning Committee Meeting held on 31st March 2021 (**Page No 3**).
4. Matters Arising from the 31st March 2021 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.
 - (a) To receive planning applications listed as 'Category I' (**Page No 7**).
 - (b) To receive planning applications listed as 'Category II' (**Page No 8**).
(This item will include a period of public speaking for each application).
 - (c) To receive particulars of planning decisions (**Page No 9**).
 - (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.

7. Exclusion of the Press and Public

The Committee is invited to pass the following resolution:-

“That pursuant to the provisions of the Public Bodies (Admissions to Meetings) Act, 1960 the press and public be excluded from the Meeting for the following item of business by reason of the confidential nature of the business to be transacted.”

8. To consider potential planning enforcement matters.

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD VIRTUALLY
ON THURSDAY 31st MARCH 2021 AT 6.30 PM

Councillors: M J Kenchington (in the Chair)

R J L Boase
J Martin (Town Mayor)

Mrs G A Geer
Rev D P Reed

Mrs N Roberts

Officers: Miss P J Lavelle –Town Clerk
Miss A D Retallack – Deputy Town Clerk

281. Minutes

On the proposition of Councillor Mrs Roberts, seconded by Councillor Reverend Reed, it was RESOLVED – that the Minutes of the Meeting held on 4th March 2021 be approved and signed as a true record.

282. Cornwall Councillors' Observations

As a member of the Cornwall Council West Sub-Area Planning Committee, the Mayor reserved the right to change his view on an application in light of additional information at the time of the Cornwall Council Planning Committee meeting.

283. Planning Applications

CATEGORY I

	<u>Recommendation</u>
(i) <i>Planning Application PA21/01096 Application type: Full Application Replace external two piece side door with one door, wooden, to match existing 13 Coinagehall Street, Helston For Mr J Wilkin</i>	<i>Approval subject to Conservation Officer's Consent</i>
(ii) <i>Planning Application PA21/02271 Application type: Non Material Amendment in relation to Decision Notice PA21/09087. Move extension 600mm further away from boundary wall. Penlee, 57 Godolphin Road, Helston. For Mr and Mrs Grant</i>	<i>Approval</i>
(iii) <i>Planning Application PA21/01947 Application type: Full Application Alterations to existing shopfront and change of use of dwelling to offices (Class E (g)). 78 Godolphin Road, Helston For Mr P Fraser</i>	<i>Approval</i>

- (iv) *Planning Application PA21/01774*
Application type: Full Application
Proposed parking spaces to the rear and associated works.
127 Meneage Street, Helston
For Mr J Cows *Approval*
- (v) *Application type: Listed Building Consent*
Proposed parking spaces to the rear and associated works.
127 Meneage Street, Helston
For Mr J Cows *Approval*

The delegated decisions of the Chair and Vice-Chair were noted and it was accepted that the Cornwall Council Planning Officer be notified of the recommendations accordingly.

CATEGORY II

- (vi) *Planning Application PA21/01165*
Application type: Outline Application including Access,
Appearance, Layout and Scale (Landscaping – Reserved
Matter).
Five new 2 bedroom dwelling houses in two terraces.
4 Manor Close, Helston
Land south west of Sanctuary Lane, Helston
For Kernoweth Homes Ltd

Councillor RJJ Boase gave a presentation with the aid of photographs and then the Mayor gave a presentation with the aid of photographs.

Following a detailed debate it was proposed by the Mayor, seconded Councillor Mrs Geer, and

RESOLVED – that the Town Council recommended approval of Application PA21/01165.

Councillor RJJ Boase requested that his vote against the resolution be recorded.

- (vii) *Planning Application PA21/02162*
Application type: Full Application
Replacement of roof and two-storey extension
57 St Johns Road, Helston
For Mrs N Hawkins

Councillor Mrs Geer gave a presentation with the aid of photographs.

Councillor Reverend Reed left the meeting at 7.27pm.

It was proposed by Councillor Mrs Geer, seconded by the Mayor, and unanimously
 RESOLVED – that the Town Council recommended approval of Application PA21/02162.

284. Correspondence Relating to Planning Applications**(i) Climate Emergency DPD**

The Deputy Town Clerk informed Members that a notification had been received from Cornwall Council regarding a proposed amendment to the Climate Emergency Development Plan Document (DPD) Pre-Submission draft, to include Porthtowan. This item was noted.

(ii) Application PA21/00766

The Deputy Town Clerk confirmed that a response had been sent to the Planning Officer in relation to his email (previously circulated to Members) regarding Planning Application PA21/00766.

285. Date of Next Meeting

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

RESOLVED – that the next scheduled Planning Committee meeting be moved from Thursday 6th May 2021 to Wednesday 5th May 2021 due to Member availability because of involvement in the elections on 6th May 2021.

Meeting Closed at 7.38pm

Confirmed

Chair

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PLANNING APPLICATIONS**CATEGORY I**

	<u>Recommendation</u>
1. Planning Application PA21/01960 Application type: Full Application Replacement roof 13 Cross Street, Helston For Mr D Barrett	Approval
2. Planning Application PA21/01961 Application type: Listed Building Consent LBC for replacement roof 13 Cross Street, Helston For Mr D Barrett	Approval
3. Planning Application PA21/02769 Application type: Works to trees in a Conservation area Numerous works to trees T364, T362, T369, T384, T390, T349, T351, T352, T355, G2 and T40053. Penhellis House Nursing Home, Cross Street, Helston For Glencare Homes Ltd	Approval
4. Planning Application PA21/02762 Application type: Full Application Alterations and extension to dwelling 31 Seneschall Park, Helston For Mr and Mrs Sara	Approval
5. Planning Application PA21/03060 Application type: Full Application Erection of an extension 49 Manor Way, Helston For Mr and Mrs S Bowman	Approval
6. Planning Application PA21/02892 Application type: Full Application Proposal for the formation of an Edwardian style uPVC conservatory. 5 Sika Drive, Helston For Mrs McKay	Approval
7. Planning Application PA21/03150 Application type: Full Application Proposed extension to dwelling with associated parking 108 Tremenheere Avenue, Helston For Mr and Mrs Sonnichsen	Approval
8. Planning Application PA21/02700 Application type: Certificate of Lawfulness For development which has commenced due to the store buildings to the north east of the site having been demolished. For Mr P Richards	Approval

9. Planning Application PA21/02438
Application type: Listed Building Consent
For the restoration of 7 upstairs windows
Trevean, 11 Cross Street, Helston
For Mr R Boase

Decline to comment
as the applicant is a
Council Member

CATEGORY II

10. Planning Application PA21/02166
Application type: Full Application
Proposed single storey side and first floor extensions
and conversion of garage.
4 Parc Holland, Helston
For Miss Bond

Cllr Mrs Roberts

11. Planning Application PA21/03370
Application type: Full Application
Proposed side extension and area of raised decking.
7 Parc Eglos, Helston
For Mr and Mrs R Dower

Cllr Reverend Reed

**PLANNING DECISIONS RECEIVED FROM
CORNWALL COUNCIL**

APPROVED

PA21/01294 for Mr and Mrs Blight

Formation of a two storey linked extension and garage with balcony above garage at 4 Manor Close, Helston.

PA21/01344 for Mrs T Moyes and Mr J Nicholas

Conversion of garage into a habitable room with bathroom at 8 St Johns Close, Helston.

PA21/02271 for Mr and Mrs Grant

Non Material Amendment in relation to Decision Notice PA20/09087 for replacement single-story extension and demolition of small outbuilding at Penlee, 57 Godolphin Road, Helston.

PA21/00745 for Mr & Mrs Jones and Wilkin

Change of use from E(c) to residential use, providing a 3 bedroom house and 1 bedroom apartment at 45 Coinagehall Street, Helston.

PA20/09669 for Mr J Wilkin

Listed Building Consent for the replacement of external side door at 13 Coinagehall Street, Helston.

PA21/01096 for Mr J Wilkin

Replacing external side door at 13 Coinagehall Street, Helston.

PA21/00766 for Helston Rugby Football Club

Extension and alterations to the Clubhouse providing access to first floor, creation of balcony and alternative means of escape from first floor. Helston RFC, Clodgy Lane, Helston.

PA20/09002 for Classic Cottages Ltd

Conversion of existing offices to a single residential dwelling and self-contained annex/holiday let at Leslie House, 9 Lady Street, Helston.

PA20/09003 for Classic Cottages Ltd

Listed Building Consent for the proposed conversion at Leslie House, 9 Lady Street, Helston.

PA21/01537 for Mr and Mrs Prickett

Proposed two storey rear and side extension with first floor balcony at 36 Gweal Wartha, Helston.

REFUSED

None

WITHDRAWN

None

PRE-APPLICATION

PA21/00687/PREAPP for Mr A Southgate

Pre-application advice for 2 bedroom single storey dwelling at 75 Hellis Wartha, Helston.