



**HELSTON TOWN COUNCIL**  
*Konsel an Dre Hellys*

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24<sup>th</sup> November 2022

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 1<sup>ST</sup> DECEMBER 2022 at 6.15p.m.** for the purpose of transacting the under mentioned business.

Yours faithfully,

*P S Lavelle*

Pamela Lavelle  
 Town Clerk

**A G E N D A**

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 3<sup>rd</sup> November 2022 (**page 3**).
4. Matters Arising from the 3<sup>rd</sup> November 2022 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 5**)
  - (b) To receive planning application listed as Category II' (**page 5**)  
 (This Item will include a period of public speaking for each application.)
  - (c) To receive particulars of planning decisions (**page 6**)
  - (d) To receive a report on attendance at Planning Meeting.
  - (e) To receive correspondence and information relating to planning applications, appeals and other planning matters.

**P.T.O.**

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 AT THE GUILDHALL**  
**ON THURSDAY 3<sup>RD</sup> NOVEMBER 2022 AT 6.15 PM**

**Councillors:** R J L Boase in the chair

T Grattan-Kane (Town Mayor)      G T Looker      P Webb  
 A J Wilkin

**Officers:** Miss A D Retallack (Deputy Town Clerk)

**176. Apologies**

Apologies for absence were received from Councillors Kenchington, Martin, Reed and Benyon.

**177. Minutes**

On the proposition of Councillor Looker, seconded by Councillor Wilkin, it was  
 RESOLVED – that the Minutes of the Meeting held on 6<sup>th</sup> October 2022 be approved and  
 signed as a true record.

**Councillor Grattan-Kane abstained from the vote.**

**178. Pre-application Consultation**

A representative of Permission Homes gave a presentation in respect of the proposed  
 development at HX2 (Land off Clodgey Lane) and made the following points:

- Persimmon Homes hope to be able to start building phase one early the following year and intend to build around 100 houses a year for four years;
- The entire affordable housing stock would be completed in the third year, with at least 25% of the affordable housing being built in the first and then a further 25% in the second year;
- There was a S106 agreement for the development including mitigation for additional educational and open space needs; and
- A website regarding the development was going live the following week and they welcomed suggestions and comments from the community of Helston.

**179. Planning Applications**

**Category I**

**Recommendation**

*a) Planning Application PA22/08480  
 Application Type: Full Application  
 Formation of parking space (Resubmission of PA19/08257)  
 1 Greenbank, Meneage Road, Helston  
 For Mr D Brailey*

*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**

- b) Planning Application PA22/09496  
Application Type: Full Application  
Proposed side extension  
40 Tenderah Road, Helston  
For Mr Tarrant*

Councillor Looker gave a presentation with the aid of photographs.

Following a brief debate it was proposed by Councillor Looker, seconded by Councillor R J L Boase, and

RESOLVED – that the Town Council recommended approval of Application PA22/09496.

**180. Planning Decisions**

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

**Meeting closed at 7.15 pm**

**Confirmed**

**Chair**

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

1. Planning Application PA22/08178  
Application Type: Full Application  
Reserved matters application for access including the principal site access roundabout, together with pedestrian and cycle way links (details following outline consent PA16/00001 for up to 404 dwellings and means of access dated 23.03.2017).  
Land Adj To Clodgey Lane And Gays Hill, Helston  
For Mr Simon Wagemakers Persimmon Homes  
(Cornwall and West Devon) Approval
  
2. Planning Application PA22/09668  
Application Type: Full Application  
Erection of a detached garage/home office  
Owl Cottage, Old Hill, Helston  
For Mark Bottomley Approval
  
3. Planning Application PA22/09762  
Application Type: Tree Preservation Order  
Works to trees in a conservation area: T1-Bay - coppice.  
T2-Contorted Willow-raise canopy to 2-2.5m clearance.  
The Bell Inn, 33-35 Meneage Street, Helston  
For Mr Jeremy Kay JPK Trees Approval
  
4. Planning Application PA22/09213  
Application Type: Full Application  
Repairs to existing windows to the front of the house  
Lavender Cottage, 16A Godolphin Road, Helston  
For Mr Darren Priestland Approval
  
5. Planning Application PA22/10025  
Application Type: Full Application  
2no. proposed dwellings (substitution of 2 bedroom bungalow design approved under PA88/0152/S02 from Type C to Type B1)  
Plots 103 And 104 Fallow Road Helston  
For Marconi Builders Approval

**CATEGORY II**

6. Planning Application PA22/06220  
Application Type: Full Application  
Change of use of an existing dwelling to a mixed use as a dwelling with occasional use for the holding of civil wedding ceremonies  
2 Cross Street, Helston  
For Mr and Mrs A Corbridge Councillor J Martin

**PLANNING DECISIONS RECEIVED FROM  
CORNWALL COUNCIL**

**APPROVED**

Planning Application PA21/12450  
Application Type: Full Application  
Replacement of existing windows to first floor flat.  
1A Wendron Street, Helston  
For Mr & Mrs Bostock

Planning Application PA22/08480  
Application Type: Full Application  
Formation of parking space (Resubmission of PA19/08257).  
1 Greenbank, Meneage Road, Helston  
For Mr D Brailey

**REFUSED**

None

**WITHDRAWN**

Planning Application PA22/07219  
Application Type: Full Application  
Demolition of existing dwelling and construction of replacement  
dwellings and associated works  
Fearnmore, Falmouth Road, Helston  
For Mr K Day

**SCREENING OPINION – EIA NOT REQUIRED**

None

**PRE-APPLICATION**

Planning Application PA22/01724/PRE  
Application Type: Pre-Application Publicly  
Pre application advice for erection of vinyls on three  
1<sup>st</sup> floor level windows  
Helston Dental Practice, 2 Meneage Street, Helston

Closed-advice given

**DECIDED NOT TO MAKE A TPO**

Planning Application PA22/08853  
Application Type: Tree Preservation Order  
Works to trees in a Conservation Area - T1 - 1 x large beech  
and T2 1 x large sycamore- Both to be felled due to structural defects  
2 Cross Street, Helston  
For Kevin Murgatroyd

Planning Application PA22/08630

Application Type: Tree Preservation Order

Works to trees in a conservation area (CA) works include

G1 - two medium/large sycamores - coppice to relieve shading / overbearing nature in relation to adjacent property (1 Champions Court)

Gwyr Penhellaz Road, Helston

For Wendy Boel

**S52/S106 AND DISCHARGE OF CONDITION OF APPS**

None