

HELSTON TOWN COUNCIL
Konsel an Dre Hellys



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23rd December 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 5TH JANUARY 2023 at 6.15p.m.** for the purpose of transacting the under mentioned business.

Yours faithfully,

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 1st December 2022 (**Page 3**).
4. Matters Arising from the 1st December 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 7**).
 - (b) To receive planning applications listed as 'Category II' (**Page 8**).
(This item will include a period of public speaking for each application).
 - (c) To receive particulars of planning decisions (**Page 8**).
 - (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 AT THE GUILDHALL
ON THURSDAY 1ST DECEMBER 2022 AT 6.15 PM

Councillors: M J Kenchington in the chair

R J L Boase
A J Wilkin

M H Thomas

G T Looker

Officers: Miss A D Retallack (Deputy Town Clerk)

220. Apologies

Apologies for absence were received from Councillors Benyon and Webb.

221. Declarations of Interest

The Chair (Councillor Kenchington) declared an interest in Application PA22/06220 due to his work as a Registrar for Cornwall Council.

Councillor R J L Boase declared an interest in Application PA22/06220 due to a business involvement and being a resident of Cross Street.

Councillor Looker declared an interest in Application PA22/06220 due to his involvement with the Helston Chamber of Commerce.

222. Minutes

On the proposition of Councillor Martin, seconded by Councillor Wilkin, it was

RESOLVED – that the Minutes of the Meeting held on 3rd November 2022 be approved and signed as a true record.

Councillors Williams and Thomas abstained from this vote

223. Planning Applications

Category I

Recommendation

a) 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 Clodgy Lane And Gays Hill, Helston
For Persimmon Homes (Cornwall and West Devon)***

Approval

- b) *Planning Application PA22/09668*
Application Type: Full Application
Erection of a detached garage/home office
Owl Cottage, Old Hill, Helston
For M Bottomley *Approval*
- c) *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 JPK Trees *Approval*
- d) *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 D Priestland *Approval*
- e) *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*

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.

On the proposition of Councillor Kenchington, seconded by Councillor Williams it was unanimously agreed that Councillor Thomas be appointed Chair for Application PA22/06220.

Councillors Kenchington, RJL Boase and Looker left the meeting at 6.23pm.

Category II

- a) *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 ceremonies
2 Cross Street, Helston
For Mr and Mrs A Corbridge

Councillor Martin gave a presentation with the aid of photographs.

Several members of the public then made comments and spoke of their concerns about the application. The concerns raised mostly fell into two categories: noise pollution and issues with traffic and parking on Cross Street. There were also concerns about lack of information contained in the updated paperwork. The applicants and their representative spoke explaining that they were willing to work with their neighbours to mitigate concerns and were happy to have restrictions applied.

Following a detailed debate it was proposed by Councillor Martin, seconded by Councillor Wilkin, and

RESOLVED – that the Town Council recommended refusal of Application PA22/06220 as it would have a negative impact (including through noise pollution) on the character and amenity of the quiet residential zone within Helston’s Conservation Area.

Councillor Wilkin requested that his vote in favour of the Motion be recorded.

Councillor Williams requested that his vote against the Motion be recorded.

It was proposed by Councillor Wilkin, seconded by Councillor Thomas, and unanimously

RESOLVED – that if asked by the Planning Officer how to proceed under the Local Council Planning Protocol that the Town Council request that application PA22/06220 be considered by the West Area Planning Subcommittee.

Councillors Kenchington, RJJ Boase and Looker returned to the meeting at 6.23pm.

224 Planning Decisions

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

Meeting closed at 7.26 pm

Confirmed

Chair

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

1. Planning Application PA22/10321
Application Type: Advertisement Consent
Advertisement consent for 10no. vinyl window graphics applied to the inside face of the glass in 3no. windows on the front elevation of the building, facing out onto Meneage Street.
First-floor Level 2A Meneage Street, Helston
For N/A mydenstist Approval

2. Planning Application PA21/07481
Application Type: Full Application
Erection of 3no. buildings comprising food convenience store (Class E), drive-thru restaurant (Class E/Sui Generis) and coffee shop with drive thru facility (Class E) plus vehicular access, car parking, servicing yard, landscaping and land for biodiversity enhancement.
Land at Hospital Cross, Helston Downs, Helston
For Parsonage Developments Ltd Unable to comment due to fettered interest

3. Planning Application PA22/10078
Application Type: Tree Preservation Order
Application for tree works in a Tree Preservation Order including: Reduce a Sycamore (T1) and reduce height and re-coppice a group of tree (mainly sycamore some other small broadleave - G1)
Stone Fauld, Mill Lane, Helston
For Mr R Mcleod Approval

4. Planning Application PA22/11137
Application Type: Tree Preservation Order (TPO)
Works to trees within a conservation area: T1 Sycamore – Remove to prevent damage to building.
36 St Johns Road, Helston
For Laura Holman Coastline Housing Ltd Approval

5. Planning Application PA22/10828
Application Type: Listed Building Consent
Listed Building Consent for repairs to existing windows to the front of the house.
Lavender Cottage, 16A Godolphin Road, Helston
For Mr Darren Priestland Approval

CATEGORY II

6. Planning Application PA22/10487
 Application Type: Listed Building Consent
 Listed building consent for internal timber partitions added to the ground and first floor to form rooms, minor partitions to alter rooms. Replacement front south elevation sash windows with white UPVC double glazed conservation windows and removal of rear steel stairway and replace existing door with white UPVC windows to match existing
 25 Coinagehall Street, Helston
 For Mr W Zaman Councillor R J L Boase
7. Planning Application PA22/11000
 Application Type: Listed Building Consent
 Listed Building Consent for change of Use of Redundant First and Second Floors to Two Apartments
 24 Coinagehall Street, Helston
 For Golland and Colby Property Services Ltd Councillor J Martin
8. Planning Application PA22/10516
 Application Type: Full Application
 Conversion of existing ground floor night club (sui generis) into a restaurant (use class E(b)) and hot food takeaway (sui generis) and conversion of first floor bar, office and existing staff accommodation at first and second floor in to 3no. dwellings
 25 Coinagehall Street, Helston
 For Mr W Zaman Councillor G Looker

PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL**APPROVED**

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

REFUSED

None

WITHDRAWN

None

SCREENING OPINION – EIA NOT REQUIRED

None

PRE-APPLICATION

Planning Application PA22/01471/PRE
 Application Type: Full Application
 Historic building advice for repairs and restoration of the Guildhall which is a grade 2* listed building to address various defects. Internal decoration works. Internal works to the building to reconfigure the layout to enable new opportunities for community and commercial use.
 Helston Town Council, The Guildhall, Market Place, Helston
 For Charlotte Caldwell

Closed – advice given

Planning Application PA19/02646/PRE
 Application Type: Full Application
 Pre-application advice for the amendment to previous approved extension (PA18/03115) to enable a workable fire escape route
 Penhellis House Nursing Home, Cross Street, Helston
 For Mr David Lunn

Closed – advice given

DECIDED NOT TO MAKE A TPO

Planning Application PA22/09786
 Application Type: Tree Preservation Order (TPO)
 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

S52/S106 AND DISCHARGE OF CONDITION OF APPS

Planning Application PA22/09786
 Application Type: Full Application
 Submission of details to discharge Conditions 7 in respect of Decision Notice PA22/03372.
 Channel View, Gander Lane, Helston
 For Mr A Wooding

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