

HELSTON TOWN COUNCIL
Konsel an Dre Hellys



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26th January 2023

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 2ND FEBRUARY 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 5th January 2023 (**Page 3**).
4. Matters Arising from the 5th January 2023 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 7**).
(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 5TH JANUARY 2023 AT 6.15 PM

Councillors: M J Kenchington in the chair

R J L Boase
P M Webb

J Martin
A J Wilkin

G T Looker

Officers: Miss A D Retallack (Deputy Town Clerk)

245. Apologies

An apology for absence was received from Councillor Benyon.

246. Declarations of Interest

Councillors Kenchington; R J L Boase; Martin; Webb and Wilkin declared an interest in application PA21/07481 as ex officio Trustees of the Downsland Trust.

247. Minutes

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

RESOLVED – that the Minutes of the Meeting held on 1st December 2022 be approved and signed as a true record.

Councillors R J L Boase and Webb abstained from this vote

248. Planning Applications

Category I

Recommendation

a) *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 mydentist

Approval

b) *Planning Application PA21/07481*

Application Type: Full Application

Erection of 3no. buildings comprising food convenience store (Class E), drive-thru facility (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

Unable to comment due to fettered interest

- c) **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 (G1)
Stone Fauld, Mill Lane, Helston
For Mr R Mcleod **Approval**
- d) **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 Coastline Housing Ltd **Approval**
- e) **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 D Priestland **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

- f) **Planning Application PA22/10487**
Application Type: Listed Building Consent
Listed Building Consent for internal timber partitions
added to ground and first floor rooms, minor
partitions to alter rooms. Replacement front south
elevation sash windows with white UPVC double
glazed 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 gave a presentation with the aid of photographs.

The applicant informed the meeting that he intended to restore as much as possible and to carry out the works in a sympathetic way.

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

RESOLVED – that the Town Council recommended deferral of Application PA22/10487 until further information is available regarding the UPVC conservation style windows (including drawings and materials) as the property was in Helston’s Conservation Area.

- g) *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 Looker gave a presentation with the aid of photographs.

Following a brief debate it was proposed by Councillor Looker, seconded by Councillor Kenchington, and unanimously

RESOLVED – that the Town Council recommended approval of Application PA22/10516.

- h) *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 Martin gave a presentation with the aid of photographs.

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

RESOLVED – that the Town Council recommended approval of Application PA22/11000

249. Planning Decisions

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

Meeting closed at 7.02 pm

Confirmed

Chair

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

- | | |
|--|---|
| <p>1. Planning Application PA22/10819
Application Type: Full Application
The installation of a solar photovoltaic array onto the roof.
The Guildhall, Church Street, Helston
For Miss Charlotte Caldwell, Helston Town Council</p> | <p>Unable to comment due to fettered interest</p> |
| <p>2. Planning Application PA22/11234
Application Type: Full Application
Change of use of redundant first and second floors to two apartments
24 Coinaghall Street, Helston
For Golland and Colby Property Services</p> | <p>Approval</p> |
| <p>3. Planning Application PA22/11434
Application Type: Full Application
Installation of Solar Panels
6 Parc an Gew, Pendeen Park, Helston
For Mr & Mrs N Turner</p> | <p>Approval</p> |
| <p>4. Planning Application PA22/11352
Application Type: Listed Building Consent
Listed Building Consent for the repair of an asbestos slate roof.
5 Church Street, Helston
For Mrs Victoria Paget</p> | <p>Approval</p> |

CATEGORY II

- | | |
|---|---------------------------------|
| <p>5. Planning Application PA22/11049
Application Type: Full Application
Proposed Rear Extension.
40 Manor Way, Helston
For Mr Tregenza</p> | <p>Councillor M Kenchington</p> |
| <p>6. Planning Application PA23/00016
Application Type: Trees in a Conservation Area
T1 - Medium sized Sycamore - to be pollarded at approx. 8-10ft from ground level.
T2 - Medium sized Sycamore - to be pollarded at approx. 8-10ft from ground level.
T3 - Small Sycamore - to be felled
7 Penrose Road, Helston
For Mr A Cattrell</p> | <p>Councillor J Martin</p> |
| <p>7. Planning Application PA22/10839
Application Type: Reserved Matters
Reserved matters application (access, appearance and layout) for Phase 1 (101 dwellings) 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)</p> | |

with reference to discharge of Conditions 3; 7; 9; 11; 12; 13; 14;
15 & 16.

Land Adjacent To Clodgey Lane & Gays Hill, Helston
For Persimmon Homes Cornwall West Devon, Jon Rowson

Councillor J Boase &
Councillor A Wilkin

8. PREAPP 27500

Application Type: Pre-application
Cornerstone 131358, Water Ma Trout Ind Est., Helston
For Spiral Construction

Councillor M Benyon

9. 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 J Boase

**PLANNING DECISIONS RECEIVED FROM
CORNWALL COUNCIL**

APPROVED

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

Planning Application PA22/09668
Application Type: Full Application
Erection of a detached garage/home office
Owl Cottage, Old Hill, Helston
For Mark Bottomley

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

REFUSED

None

WITHDRAWN

Planning Application PA23/00014/PRE
Application Type: Tree Preservation Order (TPO)
5 day Exception Notice - Remove dangerous turkey oak tree
Land Adjacent To Henliston Drive, Helston
For Mr Calum Mcintosh

Closed – advice given

SCREENING OPINION – EIA NOT REQUIRED

None

PRE-APPLICATION

None

DECIDED NOT TO MAKE A TPO

Planning Application PA22/11137
Application Type: Tree Preservation Order
Works to trees within a conservation area: T1 Sycamore - Remove
to prevent damage to building
36 St Johns, Helston
For Laura Holman

S52/S106 AND DISCHARGE OF CONDITION OF APPS

None

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