

HELSTON TOWN COUNCIL
Konsel an Dre Hellys



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23rd February 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 MARCH 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 2nd February 2023 (**Page 3**).
4. Matters Arising from the 2nd February 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 8**).
(This item will include a period of public speaking for each application).
 - (c) To receive particulars of planning decisions (**Page 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 AT THE GUILDHALL
ON THURSDAY 2ND FEBRUARY 2023 AT 6.15 PM

Councillors: M J Kenchington in the chair

R J L Boase
G T Looker

J Martin
A J Wilkin

M Benyon

Officers: Miss A D Retallack (Deputy Town Clerk)

291. Apologies

An apology for absence was received from Councillor Webb.

292. Declarations of Interest

Councillor R J L Boase declared an interest in PreApp 27500.

293. Minutes

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

RESOLVED – that the Minutes of the Meeting held on 5th January 2023 be approved and signed as a true record.

Councillors J Martin entered the meeting at 6.18pm

294. Planning Applications

Category I

Recommendation

- | | |
|---|--|
| <p>a) <i>Planning Application PA22/10819</i>
 <i>Application Type: Full Application</i>
 <i>The installation of a solar photovoltaic array on to the roof.</i>
 <i>The Guildhall, Helston</i>
 <i>For Helston Town Council</i></p> | <p><i>Unable to comment due to fettered interest</i></p> |
| <p>b) <i>Planning Application PA22/11234</i>
 <i>Application Type: Full Application</i>
 <i>Change of use of redundant first and second floors to two apartments</i>
 <i>24 Coinagehall Street, Helston</i>
 <i>For Golland and Colby Property Services</i></p> | <p><i>Approval</i></p> |
| <p>c) <i>Planning Application PA22/11434</i>
 <i>Application Type: Full Application</i>
 <i>Installation of Solar Panels</i>
 <i>6 Parc an Gew, Pendeen Park, Helston</i>
 <i>For Mr & Mrs N Turner</i></p> | <p><i>Approval</i></p> |

- d) **Planning Application PA22/11137**
Application Type: Listed Building Consent
Listed Building Consent for the repair of an
asbestos slate roof
5 Church Street, Helston
For Miss Victoria Paget

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

- e) **Planning Application PA22/11049**
Application Type: Full Application
Proposed Rear Extension
40 Manor Way, Helston
For Mr Tregenza

Councillor Kenchington gave a presentation with the aid of photographs.

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

RESOLVED – that the Town Council recommended approval of Application PA22/11049.

- f) **Planning Application PA23/00016**
Application Type: Trees in a Conservation Area
Pollard two medium sized Sycamore and fell
one small Sycamore
7 Penrose Road, Helston
For Mr A Cattrell

The Deputy Town Clerk informed the meeting that Cornwall Council had already made a decision about this application.

- g) **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)
with reference to discharge of Conditions 3; 7; 9; 11; 12; 13; 14;
15; & 16
Land adjacent to Clodgy Lane & Gays Hill, Helston
For Persimmon Homes Cornwall West Devon, Jon Rowson

Councillor Wilkin gave a presentation with the aid of photographs.

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

RESOLVED – that the Town Council recommended refusal of Application PA22/10839 due to:

1. the acknowledged risk to local ecosystems (due to the basins not being constructed prior to the commencement of Phase 1) including to agricultural land, SSSIs and SACs. Despite these ecological risks being recognised there was no clear plan in place to mitigate them; and
2. the potential danger to traffic flow on Clodgey Lane based on the proposed access included in Phase 1 of the application, in addition the application lacks any infrastructure linked to cycle routes and active transport for pedestrians throughout the site and the north-western boundary and a lack of due consideration for future phases.

The Town Council would request that should any Cornish Hedging be removed that at least the equivalent amount of Cornish Hedging be replaced.

Councillor R J L Boase left the meeting at 7.17pm

- h) PREAPP 27500
Application Type: Pre-application
Cornerstone 131358, Water ma Trout Ind. Est, Helston
For Spiral Construction*

Councillor Benyon gave a presentation with the aid of photographs.

Following a debate it was proposed by Councillor Benyon, seconded by Councillor Wilkin, and unanimously

RESOLVED – that the Town Council advise the applicant that the Planning Committee had no objections to the application as there would be no change in appearance.

Councillor R J L Boase returned to the meeting at 7.23pm

- i) 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 informed the meeting that no new documentation regarding the conservation style windows has been uploaded.

295. Planning Decisions

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

296. Correspondence

The Deputy Town Clerk read an email from Cornwall Council regarding the Climate Emergency Development Plan Document, confirming that it was to be placed before Cornwall Council for Adoption on 21st February 2023.

Meeting closed at 7.47 pm

Confirmed

Chair

DRAFT

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

- | | |
|--|----------|
| <p>1. Planning Application PA23/00516
Application Type: Full Application
Alterations to existing dwelling
73 Hawkins Way, Helston
For Mr & Mrs Bliss</p> | Approval |
| <p>2. Planning Application PA22/11354
Application Type: Full Application
Change of use of from garage and utility room to a
beauty salon.
173 Pendeen Park, Helston
For A Milner</p> | Approval |
| <p>3. Planning Application PA22/10608
Application Type: Listed Building Consent
Listed Building Consent: Install central heating
12 Church Street, Helston
For Ms F Burke Thompson</p> | Approval |
| <p>4. Planning Application PA23/00203
Application Type: Full Application
Change of use of building to use as large animal veterinary
practice, external modifications and external plant area for
VRF/AC condensers.
Unit F6 Plot F, Helston Business Park Helston Business Park
Clodgey Lane, Helston
For Turner and Townsend</p> | Approval |
| <p>5. Planning Application PA23/00667
Application Type: Full Application
Proposed extension on outbuilding and associated works.
22 Trengrouse Way, Helston
For Mr J Pascoe</p> | Approval |
| <p>6. Planning Application PA23/01244
Application Type: Full Application
Change of use of land to garden.
Taro Moe, Porthleven Road, Helston
For Mr C Strike</p> | Approval |
| <p>7. Planning Application PA23/01186
Application Type: Non Material Amendment
Replacement of rainwater goods from galvanised steel
Guttering to UPVC guttering.
The Old School Yard, Helston
For Shute Hill Management</p> | Approval |

CATEGORY II

8. Planning Application PA22/11325
Application Type: Full Application
Demolition of Existing Dwelling & Construction of five
replacement Dwellings & Associated Works.
Fearnmore, Falmouth Road, Helston
For Boss Property Group Ltd.

Councillor P Webb

**PLANNING DECISIONS RECEIVED FROM
CORNWALL COUNCIL**

APPROVED

Planning Application PA22/10025
2no. proposed dwellings (substitution of 2-bedroom bungalow
design approved under W2/PA88/01512/S02 from Type C to Type B1)
Plots 103 And 104, Fallow Road, Helston
For Marconi Builders

Planning Application PA22/10078
Reduce a Sycamore (T1) and reduce height and re-coppice a group
of trees (mainly sycamore some other small broadleaf - G1)
Stone Fauld, Mill Lane, Helston
For Mr R Mcleod

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

Planning Application PA22/11049
Proposed Rear Extension
40 Manor Way, Helston
For Mr Tregenza

Planning Application PA22/11434
Installation of Solar Panels
6 Parc An Gew, Pendeen Park, Helston.
For Mr & Mrs N Turner

Planning Application PA22/10819
Installation of a Solar Photovoltaic array onto the roof.
The Guildhall, Church Street, Helston
For Helston Town Council

REFUSED

None

WITHDRAWN

SCREENING OPINION – EIA NOT REQUIRED

None

PRE-APPLICATION

None

DECIDED NOT TO MAKE A TPO

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

S52/S106 AND DISCHARGE OF CONDITION OF APPS

None