

HELSTON TOWN COUNCIL
Konsel an Dre Hellys



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24th May 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 1ST JUNE 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. Election of Chair and Vice Chair
2. Apologies for absence.
3. 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.
4. To approve and sign the Minutes of the Planning Committee Meeting held on 4th May 2023 (**Page 3**).
5. Matters Arising from the 4th May 2023 Minutes (for information exchange only).
6. 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.
7. At the request of Councillor Benyon to discuss a Helston Town Council Planning Environmental Statement (**Page 7**).

P.T.O.

8.
 - (a) To receive planning applications listed as 'Category I' (**Page 15**).
 - (b) To consider planning applications listed as 'Category II' (**Page 16**).
(This item will include a period of public speaking for each application).
 - (c) To receive particulars of planning decisions (**Page 17**).
 - (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.

9. Exclusion of the Press and Public

If there are any, 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.”

10. To consider potential planning enforcement matters (if any).

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD AT THE GUILDHALL
ON THURSDAY 4TH MAY 2023 AT 6.15 PM

Councillors: M J Kenchington in the chair

R J L Boase
G T Looker
D Willey

J Martin
P M Webb
P Andrew

M Benyon
A Wilkin

Officers: Miss A D Retallack (Deputy Town Clerk)

374. Declaration of Interest

Councillor Looker declared an interest in Planning Application PA23/02459.

375. Minutes

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

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

Voting: For – 6; Against – 0; Abstain – 3

376. Cornwall Councillors Observations

As a member of the Cornwall Council West Sub-Area Planning Committee, Councillor Martin 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.

377. HX2 linked Applications

Jon Rowson of Persimmon Homes explained how the three applications link together and gave some background information. He then answered questions from Councillors.

378. Planning Applications

Category I

Recommendation

- a) *Planning Application PA23/02272***
Application Type: Advertisement Consent
Application for Consent to Display an Advertisement,
namely the sitting of a non illuminated existing fascia with a
new vinyl face applied log, a non illuminated window vinyl
and an externally illuminated mounted banner sign
Coast 2 Coast Farm Vets, 6 Helston Business park, Helston
For CVS Group Plc

Approval

- b) Planning Application PA23/03198**
Application Type: Trees in a Conservation Area
Works to tree in Conservation Area (CA) namely:
Removal of Holly
48 Coinagehall Street, Helston
For Mr P Brewer

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

- c) Planning Application PA23/02167**
Application Type: Reserved Matters
Reserved Matters application for Phase 2 (310 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. and 11-16
Land adjacent to Clodgey Lane and Gays Hill, Helston
For Persimmon Homes Cornwall & West Devon

Councillors Wilkin, Boase and Martin gave a presentation with the aid of photographs.

Councillor Wilkin left the meeting at 6.45 pm

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

RESOLVED – that the Town Council was very concerned to note the conflicts between F1 Acoustics report and AASW's report. The Town Council recommended deferral until clarification and agreement had been obtained between the parties. The Town Council was particularly concerned to note that AASW had only tried to mitigate one source of noise.

The Town Council was also concerned about the proposed lagoon drainage and would request reassurance that it was future proof.

Councillor Looker left the meeting at 7.15 pm

- d) Planning Application PA23/02459**
Application Type: Full Application
Covered events and activities area, including pavilion
Storage sheds and managers office
Coronation Park, Porthleven Road, Helston
For South Kerrier Alliance CIC

Councillor Willey gave a presentation with the aid of photographs.

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

RESOLVED – that the Town Council recommend approval of Planning Application PA23/002459 on the condition that the recommendations of the Environment Agency were followed.

Councillor Looker entered the meeting at 7.35 pm

- e) *Planning Application PA23/03123***
Application Type: Full Application
Proposed annex with work shop below and associated works
Trelawney, Godolphin Lane, Helston
For Mr & Mrs Joyce

Councillor R J L Boase gave a presentation with the aid of photographs.

Following a debate it was proposed by Councillor Boase, seconded by Councillor Willey and

RESOLVED – that the Town Council recommend approval of Planning Application PA23/03123 on the condition that the access between the main property and the annexe be maintained.

Voting: For – 5; Against – 3; Abstain – 0

379. Planning Decisions

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

380. Premises Licence Application

Licence Ref: L123_001846
Licensable Activities: Late Night Refreshment
Extension of hours to 12 midnight Sun 0 Wed and to 3.30am
Thurs – Sat plus Bank Holidays and New Year’s Eve
Salt and Vinegar, 9 Meneage Street, Helston
For Mr S Sonmez

Members considered the above Application and it was proposed by Councillor Kenchington, seconded by Councillor Martin and

RESOLVED – that the Town Council recommend approval of the Licence Application.

Voting: For – 7; Against – 0; Abstain – 1

Meeting closed at 8.20 pm

Confirmed

Chair

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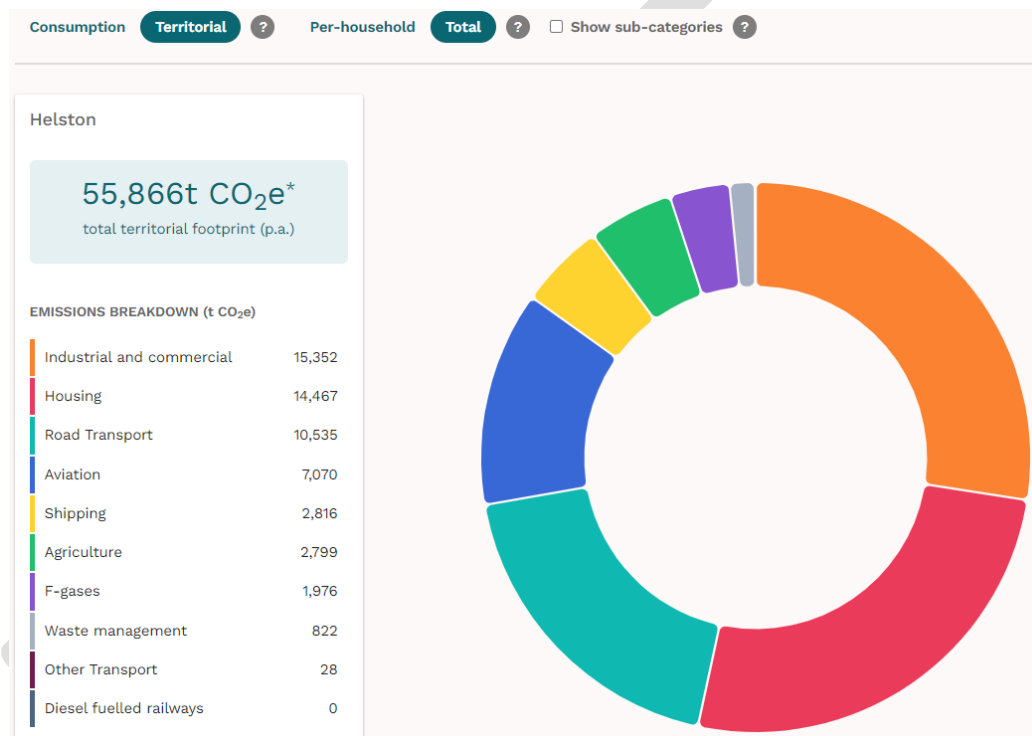
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Environmental Statement from Helston Town Council to all Planning Applicants

1. Introduction

In 2019 Cornwall Council and Helston Town Council (HTC) declared a climate emergency. This included setting a very challenging date of 2030 for carbon neutrality across Cornwall and Helston respectively.

Using the Impact Community Carbon Calculator (below and appendix) we can see the estimated carbon footprint of Helston Residents. It shows annual carbon emissions associated with different activities within our parish boundary. A quarter of these estimated emissions are from domestic energy consumption (primarily heating spaces and water and electricity use).



If we are to achieve the goal of carbon neutrality by 2030, then taking action to reduce domestic energy demand is crucial.

Developers play a key role in achieving this goal through their application of environmentally sound principals to building design and construction – it is within your power as a developer to minimise the impact on the environment of your building/s and HTC encourages developers to strive for the highest possible environmental standards for all developments in order to contribute to the wellbeing of current and future generations and our environment, locally and globally.

The Cornwall Council Climate Emergency Development Planning Document summarises “Climate Change Principles” in the policy C1 (see Appendix B), and shows that in addition, through design, developers can reduce the impact that buildings have on the local environment and plan how they can enhance biodiversity.

2. Recommendations

2.1 Biodiversity

All new developments must achieve a minimum 10% biodiversity net gain. Where this cannot be achieved on site, HTC encourages developers to target projects in the local area which are most likely to provide benefit and amenity to the local community.

[Small Sites Metric Guidance Beta test.pdf](#)

2.2 Energy Efficiency

HTC encourages developers to construct new buildings to the highest possible energy efficiency standards rather than the minimum requirement by current Building Regulations.

This includes features such as double or triple glazed windows and design considerations such as the orientation of building and windows to maintain the optimum temperature inside the building during cold and hot weather.

2.3 Building materials

HTC encourages developers to use environmentally friendly or recycled materials in the building construction where ever these are available, for example uPVC windows made from recycled plastics.

HTC encourages developers to use locally sourced, sustainable materials where these are available to reduce the carbon emission impact from embedded carbon in products fabricated and transported from further afield.

2.4 Energy Harvest

As part of all developments, including the addition of roof area (for example with an extension to a building), HTC encourages developers to include PV panels or water heating systems to harvest solar energy and input into the running of the building using renewable energy.

2.5 Water Management

In order to reduce flood risk and demand on local sewerage works and reservoir capacity HTC recommends that;

- rainwater harvest and grey water recycling are incorporated into designs.
- hardstanding surfaces are permeable

2.6 Fossil Fuel Free water and building heating systems

HTC strongly encourages developers to fit water and building heating systems that are fossil fuel free rather than just “fossil fuel free ready”. This avoids the additional future cost and carbon emissions associated with retrofitting with a new system.

3. Further information

For further information about this subject please refer to:

The UK Green Building Council and their Net Zero Carbon Buildings Framework

<https://ukgbc.org/resources/net-zero-carbon-buildings-framework/>

The UK Passive House Organisation

https://www.passivhaustrust.org.uk/what_is_passivhaus.php

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Appendix A**Impact Community Carbon Calculator**

<https://impact-tool.org.uk/using-impact>

<https://impact-tool.org.uk/report?regionId=E04011447&geography=parish>

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Appendix B

Cornwall Council Climate Emergency Development Planning Document

Available on their website www.cornwall.gov.uk or via the link below

<https://www.cornwall.gov.uk/media/uxgik4jn/climate-emergency-dpd.pdf>

Policy C1 – Climate Change Principles

Development in Cornwall should represent sustainable development and manage our natural, historic and cultural assets wisely for future generations, contributing in line with the scale and type of development to achieving the following objectives:

- 1) Make the fullest possible contribution to minimising greenhouse gas emissions in accordance with the energy and waste hierarchies through ensuring resource efficiency, minimisation of waste and the prioritisation of renewable energy;
- 2) Mitigate against and improve resilience to the effects of climate change;
- 3) Contribute positively to the health, wellbeing and resilience of our communities and the natural world;
- 4) Use and reuse land efficiently and minimise impact of development on soils through over compaction, pollution or reduction in the quality of soil and encourage regenerative practice to conserve the capacity of soils for sustainable production of food, water, raw materials and energy;
- 5) Contribute positively to environmental growth, protecting irreplaceable habitats and the integrity of ecosystems, restoring natural processes and strengthening nature recovery networks, and ensuring a net gain for biodiversity.
- 6) Maximise the ability to make trips by public transport, sustainable and active modes of transport in all developments through careful design and mix of uses that actively support walking and cycling rather than car use for day to day living;
- 7) Conserve and enhance our natural and historic environment and cultural heritage according to their international, national and local significance and increase built and natural environment distinctiveness through locally distinctive, high quality and sustainable design and multi-functional green infrastructure provision;
- 8) Avoid or minimise light, water, air and noise pollution and improve or maintain air and water quality;
- 9) Protect and enhance carbon storage in our natural environment (including the marine environment); and
- 10) Regenerate, improve or maintain the natural functioning of coastal and river processes, avoiding areas at risk of flooding and coastal change and further reducing flood risk elsewhere wherever possible.



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

1. Planning Application PA23/02844
Application Type: Full Application
Change of use of barn building into workshops for use by
businesses such as florist/pottery/ carpentry for Class E
commercial use.
Higher Goonhusband, Degibna Lane, Helston
For Mr R Benney

Approval

CATEGORY II

2. Planning Application PA23/03787
Application Type: Full Application
First floor extension over existing ground floor
extension to form bedroom.
Nancemellin, 8 St Johns Close, Helston
For Mr & Mrs Blackwell

Councillor D Willey

**PLANNING DECISIONS RECEIVED FROM
CORNWALL COUNCIL**

APPROVED

None

REFUSED

None

WITHDRAWN

None

SCREENING OPINION – EIA NOT REQUIRED

None

PRE-APPLICATION

None

DECIDED NOT TO MAKE A TPO

Planning Application PA23/03198

Works to trees within a conservation area (CA) namely: Removal of Holly
48A Coinagehall Street, Helston

For Mr P Brewer

S52/S106 AND DISCHARGE OF CONDITION OF APPS

None

CLOSED ADVICE GIVEN

None

PREMISES LICENCE APPLICATIONS

None

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