



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

The Guildhall, Helston, Cornwall, TR13 8ST

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25th January 2024

To: The Chair and Members of the Planning & Licensing Committee

cc: Members of the Council for information

Dear Councillor,

A meeting of the Planning & Licensing Committee will be held in The Guildhall, Helston on **THURSDAY 1ST FEBRUARY 2024 at 6.15p.m.** for the purpose of transacting the under mentioned business.

Yours sincerely,

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 & Licensing Committee Meeting held on 4th January 2024 (**Page 3**).
4. Matters Arising from the 4th January 2024 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 consider 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. To consider premises licence application as listed. (**None**)

8. 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."

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

MINUTES OF A MEETING OF THE PLANNING & LICENSING COMMITTEE
HELD AT THE GUILDHALL
ON THURSDAY 4TH JANUARY 2024 AT 6.15 PM

Councillors: G T Looker in the Chair

RJL Boase
D Willey

J Martin
P Andrew

P Webb
P Williams

Officers: Miss A D Retallack (Deputy Town Clerk)

xxx. Minutes

On the proposition of Councillor Willey, seconded by Councillor Andrew, it was
RESOLVED – that the Minutes of the Meeting held on 7th December 2023 be approved and signed as a true record.

Voting: For – 5, Against – 0, Abstain – 2

xxx. Planning Applications

Category I

Recommendation

- | | |
|---|--|
| <p>a) <i>Planning Application PA23/09895</i>
 <i>Application Type: Trees in a Conservation Area</i>
 <i>Works to Tree in a Conservation Area (TCA) –</i>
 <i>T1 Cherry - Fell and grind down stump.</i>
 <i>Meneage Green, Meneage Road, Helston</i>
 <i>For Helston Downsland Trust</i></p> | <p><i>Decline to comment due to fettered interest</i></p> |
| <p>b) <i>Planning Application PA23/09833</i>
 <i>Application Type: Full Application</i>
 <i>Alterations and Extensions to dwelling</i>
 <i>The Little House, St Johns Road, Helston</i>
 <i>For Mr & Mrs Fell</i></p> | <p><i>Approval</i></p> |
| <p>c) <i>Planning Application PA23/10013</i>
 <i>Application Type: Full Application</i>
 <i>Phase 1 of the Repairing and Reimagining, comprising</i>
 <i>repairs and remedial works to existing building</i>
 <i>including installation of 3no. conservation style</i>
 <i>rooflights and replacement of existing rooflights.</i>
 <i>The Guildhall, Market Place, Helston</i>
 <i>For Helston Town Council</i></p> | <p><i>Decline to comment as applicant body</i></p> |

- d) **Planning Application PA23/10014**
Application Type: Listed Building Consent
Listed building consent for Phase 1 of the Repairing and Reimagining, comprising repairs and remedial works to existing building including installation of 3no. conservation style rooflights and replacement of existing rooflights.
The Guildhall, Market Place, Helston
For Helston Town Council **Decline to comment as applicant body**
- e) **Planning Application PA23/09551**
Application Type: Non Material Amendment
Non-material amendment to Decision Notice PA23/01438 dated 30/05/2023 namely addition of small sun room to rear elevation to plot 5 only
Plot 5 Land Adjacent Channel View, Gander Lane, Helston
Applicant Mr Barnes **Approval**
- f) **Planning Application PA23/08745**
Application Type: Full application
Single story rear extension and change of use of the garage into bedroom and ensuite
55 Gwarth An Drae, Helston
For N Swalwell **No material change, previous recommendation applies.**

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

- g) **Planning Application PA23/07711**
Application Type: Tree Preservation Order (TPO), Works include fell Ash Tree
29 Parc An Dower, Helston
For Mrs Andrea Deeley

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

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

RESOLVED – that the Town Council recommended deferral of Application PA23/07711 to enable an Arboricultural Survey Report to be carried out to provide sufficient information about the condition of the tree.

xxx. **Planning Decisions**

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

Meeting closed at 6.35 pm.

Confirmed

Chair

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

1. Planning Application PA23/10171
Application Type: Advertisement Consent
Advertising consent for 2 x wall mounted BPA signs, 2 x pole mounted Tariff signs, 2 x pole mounted Terms and condition signs, 2 x pole mounted payment machine instruction signs
Wendron Street Car Park Wendron Street Helston
For Initial Parking Limited Initial Parking Limited
Approval
2. Planning Application PA23/10170
Application Type: Full Application
Applications for Planning Permission to install poles, ANPR camera, P&D machines and metal curve barriers and Advertisement Consent for 8 signs (4 of which will be illuminated) in association with the operational management of long-stay car park
Wendron Street Car Park Wendron Street Helston
For Initial Parking Limited Initial Parking Limited
Approval
3. Planning Application PA24/00102
Application Type: Trees Preservation Order
Works to trees subject to a Tree Preservation Order and in a Conservation Area for Ash (T1) - reduce crown from 20m to 13m to make crown safe from early signs of dieback and extend life of tree. Ash (T2) - reduce lower branch near footpath (please see accompanying photo). Reduce remaining crown from 20m to 17m. Works should reduce weight overhanging neighbouring property and allow more space for adjacent Turkey Oak. Turkey Oak (T3) – reduce crown from 18m tall to 14m tall and 10m spread to 6m spread. Works should help to reshape the tree and prevent excessive weight on one side.
The Orchard Church Lane Helston
Mr A Taylor-Browne
Approval
4. Planning Application PA24/00258
Application Type: Full Application
Change of use of existing accountant's office to a dwelling
54 Coinagehall Street Helston Cornwall TR13 8EL
For: Hilary Crookes
Approval

CATEGORY II

5. PA24/00449

Application Type: Permission in Principle

Application for Permission in Principle for residential
development between 1 and 4 dwellings

Land West Of An Hyreth Old Hill Helston Cornwall TR13 8HT

For: Mr A Dunn

Councillor Andrew

**PLANNING DECISIONS RECEIVED FROM
CORNWALL COUNCIL**

APPROVED

Application: PA23/07306

Change of Use by the addition of Use Class F1 to enable the use of Unit F8 for training and education purpose

Unit F8 Clodgy Lane Helston Business Park Helston TR13 8FZ

For Charity Manager Naomi Lewis

Application: PA23/07558

Listed building consent: Works to the chimney stack, remove the top three courses of brick, install a DPC tray, rebuild the top three courses of brick using existing or matched bricks, reform the crown
48 Church Street Helston Cornwall TR13 8TQ

For Mr Robin Cowen

Application: PA23/07056

Demolish two buildings and replace the Scout Hut/Community Hall and erection of community café

Helston And District Pigeon Club Coronation Gardens Meneage Street Helston Cornwall TR13 8RL

Applicant: Not listed

Application: PA23/09833

Alterations and Extensions to dwelling

The Little House St Johns Road Helston Cornwall TR13 8HW Proposal

For Mr & Mrs Fell

Application: PA23/07711

Works to trees subject to a Tree Preservation Order (TPO), works include fell Ash Tree
29 Parc An Dower Helston Cornwall TR13 8AQ

For Mrs Andrea Deeley

Application: PA23/07558

Listed building consent: Works to the chimney stack, remove the top three courses of brick, install a DPC tray, rebuild the top three courses of brick using existing or matched bricks, reform the crown
48 Church Street Helston Cornwall TR13 8TQ

Mr Robin Cowen

REFUSED

None

WITHDRAWN

None

SCREENING OPINION – EIA NOT REQUIRED

None

PRE-APPLICATION

None

DECIDED NOT TO MAKE A TPO

Application: PA23/09895

Works to Tree in a Conservation Area (TCA) - T1 Cherry - Fell and grind down stump.

Meneage Green Meneage Road Helston Cornwall

For Melissa Benyon

Application: PA23/10255

Works to trees in a Conservation Area for Cabbage Palm (T2) - fell dead tree to ground level.

Cabbage Palm (T3) - fell dead tree to ground level.

Police Station 1 Godolphin Road Helston Cornwall TR13 8QE

For Devon and Cornwall Police

S52/S106 AND DISCHARGE OF CONDITION OF APPS

None

CLOSED ADVICE GIVEN

Application: PA24/00024/PRE

Exception notice for works to fell 2 x Cabbage Palms to ground level

1 Police Station Godolphin Road Helston Cornwall TR13 8QE

For Devon And Cornwall Police

Application: PA23/01476/PRE

Exception notice for works to 2x Ash trees. T1 - remove canopy. T2 - remove overhanging branches

Land Adjacent To The Orchard Church Lane Helston Cornwall TR13 8PF

For Mr Andrew Taylor-Browne Location

Application: PA24/00001/PRE

Do I need enquiry for dropped kerb

36 Trenethick Parc Helston Cornwall TR13 8LT

For Mr Tobias Turner

Application: PA24/00443
Under The Electronic Communications Code (Conditions and restrictions) (Amendment)
Regulations 2017 - BT intends to install fixed line broadband electronic communications apparatus.
Street Record Penberthy Road Helston Cornwall
For Parinika Lanka

PREMISES LICENCE APPLICATIONS

None

NOT ACCEPTABLE AS AMENDMENT

Application: PA23/09551
Non material amendment to Decision Notice PA23/01438 dated 30/05/2023 namely addition of
small sun room to rear elevation to plot 5 only
Plot 5 Land Adjacent Channel View Gander Lane Helston Cornwall TR13 8NU
For Mr Barnes

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