



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

The Guildhall, Helston, Cornwall, TR13 8ST

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29th February 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 7th MARCH 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 1st February 2024 (**Page 3**).
4. Matters Arising from the 1st February 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. To consider Cornwall Council's Call for Sites request (**Page 7**)
7.
 - (a) To receive planning applications listed as 'Category I' (**Page 11**).
 - (b) To consider planning applications listed as 'Category II' (**Page 12**).
(This item will include a period of public speaking for each application).
 - (c) To receive particulars of planning decisions (**Page 13**).
 - (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.
8. To consider premises licence application as listed. (**None**)
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 & LICENSING COMMITTEE
HELD AT THE GUILDHALL
ON THURSDAY 1st FEBRUARY 2024 AT 6.15 PM

Councillors: G T Looker in the Chair

RJL Boase
P Andrew

J Martin
P Williams

P Webb

Officers: Miss P Lavelle (Town Clerk)
Mrs C Thomson (Administrative Assistant)

272. Apologies

An apology for absence was received from Councillor Willey.

273. Minutes

On the proposition of Councillor P Williams, seconded by Councillor Andrew, it was unanimously

RESOLVED – that the Minutes of the Meeting held on 4th January 2024 be approved and signed as a true record.

274. Cornwall Councillors Observations

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

275. Planning Applications

Category I

Recommendation

- a) *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

- b) 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

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

The Chair advised that he had called Applications PA23/10170 and PA23/10171 in as a Category II application following concerns raised by a member of the public.

- c) 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

and

- d) 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

The Chair gave a presentation with the aid of photographs.

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

RESOLVED – that the Town Council recommend refusal of applications PA23/10171 and PA23/10170 as the proposed signage on the external car park wall is overbearing on the Conservation Area and the Listed Building located in a close proximity to the area.

Members noted that they would be minded to accept the application if the signage was limited to 1 sign on the exterior wall by the left side of the entrance with all other signs located within the interior of the car park.

- e) *Planning Application 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 gave a presentation with the aid of photographs taken from the planning statement and reference to comments received from neighbouring properties.

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

RESOLVED – that The Town Council recommended refusal of Application PA24/00449 as Members were not of the opinion that:

- a) the site was on the edge of the settlement and was not a rounding, infill or exception site and development would result in a loss of agricultural grazing land;
- b) additional vehicles accessing the site would place strain on an already narrow lane which would increase highway safety concerns;
- c) there was a high potential for any properties on the site to impact on the privacy and residential amenity of the neighbouring property; and
- d) there was no mains sewer in close proximity to the site to connect the foul drainage to as indicated in the proposal. (The two neighbouring properties do not have access to mains drainage).

276. Planning Decisions

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

277. Correspondence

i) Training

The Town Clerk advised Councillors of a planning training event for Local Councils being held by Cornwall Council on Wednesday 28th February 2024. The Town Clerk confirmed she would circulate the Teams invitation to the event to all Committee Members should they wish to attend.

ii) **Application PA24/00658**

The Town Clerk advised that a notification had been received for works to trees within the Conservation Area at Penhellaz Road. Following a brief debate it was proposed by the Chair, seconded by Councillor Webb, and unanimously

RESOLVED – that the Town Council supported the proposed tree works included in Application PA24/00658 but would encourage the Applicant to replace the dead tree.

Meeting closed at 7.07pm

Confirmed

Chair

Call for sites

20 February 2024



Dear All,

We are writing to tell you about Cornwall Council's call for sites which is seeking information on potential sites suitable for a broad range of uses including:

- Housing (which could include market-led housing, affordable housing, supported living, residential institution, student accommodation, community-led, self-build plots, or other types of specialist housing) and Gypsy and Traveller pitches
- Employment
- Commercial (including offices, retail, leisure, hotel and mixed commercial uses)
- Community
- Energy generation
- Nutrient neutrality mitigation land
- Biodiversity Net Gain

Relevant sites for development will be considered for inclusion in a Housing and Economic Land Availability Assessment (HELAA) that will inform the next Local Plan and replace the Strategic Housing Land Availability Assessment (SHLAA). Sites for nature (including BNG, nutrient neutrality and nature recovery) will be considered further by the relevant team and will be followed up by requests for further information or offers of additional assistance to establish information on potential use of the site for any of the three purposes.

To submit a new site, or to update a site included in the SHLAA, please visit www.cornwall.gov.uk/callforsites which also sets out the submission criteria. You do not need to own a site to make a nomination, but we do ask that the landowner is made aware before a site nomination is submitted.

For inclusion in the first reporting stage in July 2024 please provide your site details by **22nd April 2024**. We will then be in touch before the report is published with feedback. Sites/updates

submitted from 23rd April 2024 onwards will be considered for a later reporting stage which will take place in the run up to the next Local Plan (work on which is likely to formally commence in 2025).

Sites for housing and economic uses will be assessed in accordance with the Government's methodology set out at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>. Please note that inclusion of a site in the HELAA does not mean that it will be allocated or would be granted planning permission if it were to be applied for.

If you have any queries please contact localplan@cornwall.gov.uk or call Emily Rubin on 01872 322222.

SHLAA JANUARY 2016

Total

2460 1479 350 631

6.2.5 Hayle & St Ives CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S363	Connor Downs	Land adj Arundel Court and Angarrack Lane	100	100			SHLAA2
S289	Connor Downs	Treewe Lane	50	50			SHLAA2
U0017	St Erth	Trehayes Meadow, Treloweth Lane, St Erth	92	92			SHLAA3
S938	St Erth	TV-35 Boscarnek, St Erth	38	38			SHLAA2
Total			280	280	0	0	

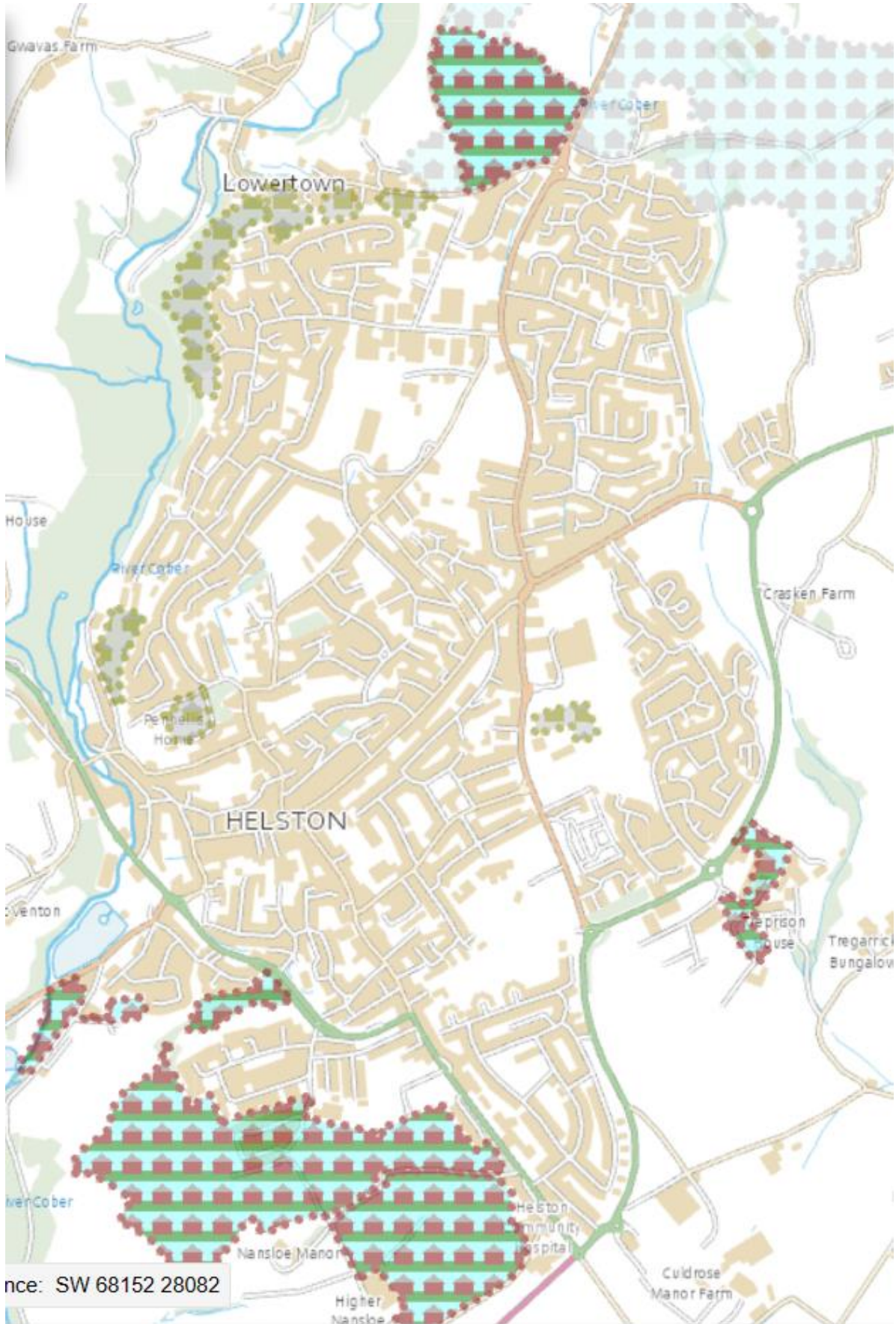
6.2.6 Helston

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
Kerrier_127	Helston	Adjacent Penhellis Barn	31	31			SHLAA1
S1280	Helston	Furry Way public open space and woodland. URPN 13460	58	58			SHLAA2
S745	Helston	Land adj. Castle Wary Close	20	20			SHLAA2
Kerrier_132	Helston	Land adjacent to Church, Clodgey Lane	13	13			SHLAA1
Kerrier_124	Helston	Land adjacent to Constantia	31	31			SHLAA1
Kerrier_123	Helston	Land adjacent to Gwithian Cottage	21	21			SHLAA1
Kerrier_122	Helston	Land adjacent to Trenethick Ind Est.	22	22			SHLAA1
S179	Helston	Land at Manaccan	30	30			SHLAA2
S1281	Helston	Land at Porthleven Road, URPN 13566	20	20			SHLAA2
S748	Helston	Land off B3297	251	175	76		SHLAA2
S756	Helston	Land to SW Bulwark Road	969	175	175	619	SHLAA2
Kerrier_125	Helston	Land west of Gweal Wartha	106	106			SHLAA1
Kerrier_126	Helston	Rear of Marconi Close	42	42			SHLAA1
S749a	Helston	Treprison Farm	637	175	175	287	SHLAA2
S1282	Helston	Tyacke Road Car Park, Tyake Road, Helston. URPN 13646	21	21			SHLAA2
Total			2272	940	426	906	

SHLAA – Previous Assessments

Green and grey = 2011

Red and green = 2012 - 2015



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

1. Planning Application PA23/10173
Application Type: Full application
Installation of poles, ANPR cameras, P&D machines and metal curve barriers and display of 9 signs with solar lighting in association with the continued operation of the car park.
Tyacke Car Park Tyacke Road Helston Cornwall TR13 8RY
For: Initial Parking Limited
Approval

2. Planning Application PA23/10174
Application Type: Advertisement consent
Advertising consent for 6 wall mounted signs, 3 pole mounted signs with solar lighting
Tyacke Car Park Tyacke Road Helston Cornwall TR13 8RY
For: Initial Parking Limited
Approval

3. Planning Application PA24/00846
Application Type: Full application
Proposed single-storey side extension
Carminowe View Cottage Higher Pentire Degibna Helston
For: Ms Lurna Turnbull
Approval

4. Listed Building Consent PA24/00983
Listed Building Consent to replace the existing, broken, bronze clock bell within The Guildhall with a like for like new bronze bell
Helston Town Council The Guildhall Market Place Helston
For: Helston Town Council
Unable to comment as the Town Council is the applicant

**PLANNING DECISIONS RECEIVED FROM
CORNWALL COUNCIL**

APPROVED

Application: PA23/08745

Single story rear extension and change of use of the garage into bedroom and ensuite
55 Gwarth An Drae Helston Cornwall TR13 0BS
For: Natasha Swalwell

Application PA24/00102

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 Cornwall TR13 8PF
For: Mr A. Taylor-Browne

Application PA23/05241

Listed Building Consent for works associated with the change of use of first and second floors to two apartments, installation of an external door on the east elevation, installation of an external door on the south elevation and internal alterations to the ground-floor & associated works
Head Rush 24 Coinagehall Street Helston Cornwall TR13 8EB
For: Golland & Colby

Application PA23/05240

Change of use of first and second floors to two apartments, installation of an external door on the east elevation, installation of an external door on the south elevation and internal alterations to the ground-floor & associated works
Head Rush 24 Coinagehall Street Helston Cornwall TR13 8EB
For: Golland & Colby

REFUSED

Application PA24/00449

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

WITHDRAWN

None

SCREENING OPINION – EIA NOT REQUIRED

None

PRE-APPLICATION

None

DECIDED NOT TO MAKE A TPO

Application PA24/00658

Works to trees in a Conservation area (TCA) T1 - 1 x small / medium pear reduce height. T2 - 1 x small ginkgo - 'top' central stem . D3 - 1 x small dead birch (stem only) – fell

Daneville Cottage Penhellaz Road Helston Cornwall TR13 8HL

For: Robert Lowe

S52/S106 AND DISCHARGE OF CONDITION OF APPS

None

CLOSED ADVICE GIVEN

Application PA24/01510

The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus.

Street Record Bulwark Road Helston Cornwall

For: Lee Greatrex, Openreach

Application PA24/01552

The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus

Street Record Borlase Close Helston Cornwall

For: Martyn Smith, Openreach

NOT ACCEPTABLE AS AMENDMENT

None

PREMISES LICENCE APPLICATIONS

None