



HELSTON TOWN COUNCIL *Konsel
an Dre Hellys*

The Guildhall, Helston, Cornwall, TR13 8ST

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25th April 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 2nd MAY 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 April 2024 (**Page 3**).
4. Matters Arising from the 4th April 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 APRIL 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)

338. Minutes

On the proposition of Councillor Martin, seconded by Councillor Webb, it was unanimously

RESOLVED – that the Minutes of the Meeting held on 7th March 2024 as amended be approved and signed as a true record.

339. Cornwall Councillor 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.

At the Chair's discretion agenda item 8 was brought forward.

340. Planning Applications

Category I

Recommendation

a) *Planning Application PA24/00644*
Application Type: Full application
Window repair/replacement
Meneage House, Meneage Parc, Helston
For: Mrs Simmons

Approval

b) *Planning Application PA24/00645*
Application Type: Listed Building Consent
Listed Building Consent for window repair/
replacement
Meneage House, Meneage Parc, Helston
For: Mrs Simmons

Approval

- c) Planning Application PA24/01593**
Application Type: Listed Building Consent
Listed Building Consent to remove and replace
Damaged roof tiles with scantle slates as existing
Robin Hill, Cross Street, Helston
For: Mr C Schnepf

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

- d) Application Number PA24/00916**
Application Type: Full Application
Conversion of redundant first floor and rear ground
floor of commercial premises to form residential
apartments and associated works
13 Meneage Street, Helston
For: Mr Bolag

Councillor Willey gave a presentation with the aid of photographs.

Following a detailed debate, it was proposed by Councillor Willey, seconded by Councillor Webb, and unanimously

RESOLVED – that the Town Council recommended refusal of Application PA24/00916 due to concerns about flats 1; 2 and 3:

- i) having no natural light in bedrooms; and
- ii) having no secondary means of escape from the bedrooms.

341. Correspondence

The Deputy Town Clerk informed members that:

- i) An email had been forward earlier regarding Application PA24/02369 (work to trees in a Conservation Area).
- ii) The response of agree to disagree had been sent to Cornwall Council re Application PA23/00909.
- iii) The Town Clerk had received communication form a member of the public expressing concerns re road access and safety at the development on Clodgey Lane. The email and the response were read to members.
- iv) Cornwall Council have sent us notification that they have received an appeal in relation to Application PA23/05560.

342. Planning Decisions

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

343. Cornwall Council Call for Sites

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

RESOLVED – that the Town Council recommended that the following site references from 6.2.6 Helston be removed as potential sites for development:

- i) S756;
- ii) S1280;
- iii) K124;
- iv) K126; and
- v) K127.

Voting For – 6, Against – 0, Abstain – 1

344. Cornwall Council Open Space Strategy Map

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

RESOLVED – that the Town Council recommended that the following sites be categorised as Natural Space:

- i) Land at the rear of Marconi Close (identified as K126 on the SHLAA of January 2016); and
- ii) K127 Land Adjacent to Penhellis Barn (identified as K127 on the SHLAA of January 2016).

Meeting closed at 7.38 pm.

Confirmed

Chair

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

1. Application Number: PA24/02132
Application Type: Full application
Works to existing single-storey rear extension including replacement of roof, replacement door and window, addition of roof lights and new exterior finish to walls.
12 Godolphin Road Helston Cornwall TR13 8PY
For: R Castelino
Approval
2. Application Number: PA24/02036
Application Type: Full application
Proposed rear extension & associated works
22 Carey Park Helston Cornwall TR13 0DH
For: Mr M Walsh
Approval
3. Application Number: PA24/02250
Application Type: Full application
Proposal for a substation as part of the HX2 development
HX2 Development Land Off Clodgey Lane & Gay's Hill Helston
For: Persimmon Homes Cornwall & West Devon
Approval
4. Application Number: PA24/02619
Application Type: Full application
Proposed rear single-storey extension
25 Hellis Wartha An Henlys Helston TR13 8WE
For: Mr & Mrs R Kenyon
Approval

8

CATEGORY II

None.

**PLANNING DECISIONS RECEIVED FROM
CORNWALL COUNCIL**

APPROVED

Application: PA23/10173

Retrospective 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

Application: PA23/10170

Retrospective Application for Planning Permission to install poles, ANPR cameras, 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 Cornwall TR13 8PS

For: Initial Parking Limited

Application: PA23/10174

Retrospective 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

Application: PA23/10171

Retrospective Advertising consent for 2x wall mounted BPA signs, 2x pole mounted Tariff signs, 2x pole mounted Terms and Conditions signs, 2x pole mounted payment machine instructions signs

Wendron Street Car Park Wendron Street Helston Cornwall TR13 8PS

For: Initial Parking Limited

Application: PA24/00258

Change of use of existing accountant's office to a dwelling

54 Coinagehall Street Helston Cornwall TR13 8EL

For: H Crookes

Application: PA23/10297

Proposed first floor extension and general alterations

1 Godolphin Road Helston Cornwall TR13 8PX

For: Mr & Mrs Morrish

Application: PA24/00983

Listed Building Consent to replace the existing, broken, bronze clock bell within The Guildhall with a like for like new bronze bell
The Guildhall, Market Place, Helston, TR13 8ST
For: Helston Town Council

Application: PA24/00644

Window repair/replacement
Meneage House Meneage Parc Helston Cornwall TR13 8FH
For: Mr Simmons

Application: PA24/00645

Listed Building Consent for window repair/replacement
Meneage House Meneage Parc Helston Cornwall TR13 8FH
For: Mr Simmons

Application: PA24/01593

Listed Building Consent to remove and replace damaged roof tiles with scantle slates as existing
Robin Hill Cross Street Helston Cornwall TR13 8NQ
For: Mr Schnepf

REFUSED

None

WITHDRAWN

None

SCREENING OPINION – EIA NOT REQUIRED

None

PRE-APPLICATION

None

DECIDED NOT TO MAKE A TPO

Application: PA24/01966

Works to trees in a conservation area (CA), works include
G1 - group of holm oak stems- crown lift to clear developing specimen trees by 3m, pollarding' regime to 2 x lateral / descending limbs / stems, plus further minor pruning of material
4 Cross Street Helston Cornwall TR13 8NQ
For: Nicholas Serota

S52/S106 AND DISCHARGE OF CONDITION OF APPS

Application: PA24/00105
Submission of details to discharge Conditions 4, 5 and 7 in respect
of Decision Notice PA22/04002
Block G, Helston Business Park, Helston, TR13 8FZ
For: MJL Contractors Ltd

Application: PA24/01006
Submission of details to discharge condition 5 of decision notice
PA22/11325 dated 06.02.24
Fearnmore Falmouth Road Helston Cornwall TR13 8JT
For: Mr Day

PRIOR APPROVAL – PLANNING APPLICATION REQUIRED

Application: PA24/02030
Notification for Prior Approval for a larger home extension namely
an extension
4 Gwendrona Close Helston Cornwall TR13 8GP
For: Mr Watson

PRIOR APPROVAL NOT REQUIRED

None

CLOSED ADVICE GIVEN

Application: PA24/02928
The Electronic Communications Code Conditions and
restrictions Regulations 2003 as amended Regulation 5
Notice of Intention to Install Fixed Line Broadband Apparatus.
Street Record Porthleven Road Helston Cornwall
For: Openreach

Application: PA24/03031
The Electronic Communications Code (Conditions and restrictions)
Regulations 2003 (as amended) - Regulation 5 Notice of Intention
to Install Fixed Line Broadband Apparatus.
Street Record Glynn Avenue Helston Cornwall
For: Openreach

Application: PA24/03194

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

Street Record Glynn Avenue Helston Cornwall

For: Openreach

Application: PA24/03196

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: Openreach

Application: PA24/03291

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

10 Park View Road Helston Cornwall

For: Openreach

NOT ACCEPTABLE AS AMENDMENT

None

PREMISES LICENCE APPLICATIONS

None