



HELSTON TOWN COUNCIL *Konsel an Dre Hellys*

The Guildhall, Helston, Cornwall, TR13 8ST

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30th May 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 6TH JUNE 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. 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 & Licensing Committee Meeting held on 2nd May 2024 (**Page 3**).
5. Matters Arising from the 2nd May 2024 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.
 - (a) To receive planning applications listed as 'Category I' (**Page 5**).
 - (b) To consider planning applications listed as 'Category II' (**Page 6**).
(This item will include a period of public speaking for each application).
 - (c) To receive particulars of planning decisions (**Page 7**).
 - (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 2ND MAY 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)

363. Minutes

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

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

364. 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.

365. Planning Applications

Category I

Recommendation

- | | |
|---|-------------------------------|
| <p>a) <i>Planning Application PA24/02132</i>
 <i>Application Type: Full application</i>
 <i>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</i>
 <i>12 Godolphin Road Helston Cornwall TR13 8PY</i>
 <i>For: R Castelino</i></p> | <p><i>Approval</i></p> |
| <p>b) <i>Planning Application PA24/02036</i>
 <i>Application Type: Full Application</i>
 <i>Proposed rear extension & associated works</i>
 <i>22 Carey Parc Helston Cornwall TR13 0DH</i>
 <i>For: Mr M Walsh</i></p> | <p><i>Approval</i></p> |

- c) **Planning Application 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**
- d) **Application Number: PA24/02619**
Application Type: Full application
Proposed rear single-storey extension
25 Hellis Wartha An Henlys Helston TR13 8WE
For: Mr and Mrs R Kenyon **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.

366. Planning Decisions

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

367. Exclusion of the Press and Public

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

RESOLVED – that pursuant to the provision 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.

368. Potential Planning Enforcement Matters

On the proposition of Councillor R J L Boase, seconded by Councillor Martin, it was unanimously

RESOLVED – that the Deputy Town Clerk report an Advertising Consent Licence issue to Cornwall Council.

Meeting closed at 6.20 pm.

Confirmed

Chair

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

1. Application Number: PA24/03260
Application Type: Full Application
Proposed extension and alterations.
36 Trenethick Parc Helston Cornwall TR13 8LT
For Mr Tobias Turner

2. Application PA24/03373
Application Type: Full Application
Rear extension to dwelling
5 Gwendrona Close Helston Cornwall TR13 8GP
For Mr A Watson

3. Application: PA24/03024
Application Type: Listed Building Consent
Listed building consent for the replacement/upgrade
of internal fire doors .
Meneage House Meneage Parc Helston Cornwall
For Mr Dan Smith LiveWest Homes Limited

4. Application PA24/03253
Application Type: Full Application
Propose side & Rear Extension
2 Penmere Close Helston Cornwall TR13 8UU
For Mr Mallon Miss Madden

CATEGORY II

5. Application PA24/03245
Application Type: Full Application
Proposed loft conversion including new dormers.
The Flat 60 Meneage Street Helston Cornwall
For Ms & Mr Seeny & Henderson

Cllr R J L Boase

**PLANNING DECISIONS RECEIVED FROM
CORNWALL COUNCIL**

APPROVED

01/05/2024 PA24/00909 APPROVED

Applicant:- Rhosnoweth Developments Ltd Andrew

Location:- Land Adjacent Channel View Helston TR13 8NU

Proposal Reserved Matters application for removal of 2 former dwellings and construction of 8 dwelling houses (details following Outline Consent PA22/03372 dated 10/08/2022). Amended house design for plots 3, 4 and 5 only.

07/05/2024 PA24/02250 APPROVED

Applicant:- Mr Aaron Puffett

Location:- HX2 Development Land Off Clodgy Lane And Gay's Hill Helston Cornwall

Proposal Proposal for a substation as part of the HX2 development

07/05/2024 PA24/02036 APPROVED

Applicant:- Mr Mark Walsh

Location:- 22 Carey Park Helston Cornwall TR13 0DH

Proposal Proposed rear extension & associated works.

09/05/2024 PA24/02132 APPROVED

Applicant:- Ruth Castelino

Location:- 12 Godolphin Road Helston Cornwall TR13 8PY

Proposal 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.

15/05/2024 PA24/02619 APPROVED

Applicant:- Mr & Mrs R Kenyon

Location:- 25 Hellis Wartha An Henlys Helston Cornwall TR13 8WE

Proposal Proposed rear single-storey extension

REFUSED

WITHDRAWN

29/04/2024 PA24/00916 WITHDRAWN

Applicant:- Mr Y Bolag

Location:- 13 Meneage Street Helston Cornwall TR13 8AA

Proposal Conversion of redundant first floor and rear ground floor of commercial premises to form residential apartments and associated works

SCREENING OPINION – EIA NOT REQUIRED

PRE-APPLICATION

DECIDED NOT TO MAKE A TPO

30/04/2024 PA24/02369 Decided not to make a TPO (TCA apps)

Applicant:- David Matthews

Location:- 8 Castle Green Helston Cornwall TR13 8EY

Proposal Work to Trees in a Conservation Area namely:- Re-coppice G1 - 1 x group of previously coppiced sycamore & elm on cliff face between neighbours shed & customers lean to shelter

02/05/2024 PA24/02641 Decided not to make a TPO (TCA apps)

Applicant:- Sean Spelman

Location:- Castle Hill Cottage Castle Hill Helston Cornwall TR13 8HS

Proposal Works to trees within a Conservation Area - re coppice Sycamores, Elm and other vegetation

(G1) and crown lift to clear overhead strips and strip ivy from stem of T2 (Sycamore)

S52/S106 AND DISCHARGE OF CONDITION OF APPS

PRIOR APPROVAL – PLANNING APPLICATION REQUIRED

PRIOR APPROVAL NOT REQUIRED

CLOSED ADVICE GIVEN

NOT ACCEPTABLE AS AMENDMENT

PREMISES LICENCE APPLICATIONS