



HELSTON TOWN COUNCIL *Konsel an Dre Hellys*

The Guildhall, Helston, Cornwall, TR13 8ST

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28th June 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 4th JULY 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 6th June 2024 (**Page 3**).
4. Matters Arising from the 6th June 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 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.
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 6TH JUNE 2024 AT 6.15 PM

Councillors: Councillor R J L Boase Chair

J Martin
D Willey

P Webb
M P Andrew

Officers: Miss A D Retallack (Deputy Town Clerk)

35. Election of Chair and Vice Chair

It was proposed by Councillor Martin, seconded by Councillor Andrew, and unanimously

RESOLVED – that Councillor R J L Boase be elected as Chair for the civic year 2024/25

It was proposed by Councillor Willey, seconded by Councillor Webb, and unanimously

RESOLVED – that Councillor Willey be elected as Vice-Chair for the civic year 2024/25.

36. Apologies

An apology was received from Councillor P Williams.

37. Minutes

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

RESOLVED – that the Minutes of the Meeting held on 2nd May 2024 be approved and signed as a true record.

38. 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.

39. Planning Applications

Category I

Recommendation

- a) Application Number: PA24/03260
Application Type: Full Application
Proposed extension and alterations.
36 Trenethick Parc, Helston
For Mr T Turner***

Approval

- b) **Application PA24/03373**
Application Type: Full Application
Rear extension to dwelling
5 Gwendrona Close, Helston
For Mr A Watson **Approval**
- c) **Application: PA24/03024**
Application Type: Listed Building Consent
Listed building consent for the replacement/upgrade
of internal fire doors .
Meneage House, Meneage Parc, Helston
For LiveWest Homes Limited **Approval**
- d) **Application PA24/03253**
Application Type: Full Application
Propose side & Rear Extension
2 Penmere Close, Helston
For Mr Mallon & Miss Madden **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

- b) **Application Number PA24/03245**
Application Type: Full Application
Proposed loft conversion including new dormers
The Flat, 60 Meneage Street, Helston
For Mr & Mrs Seeny & Henderson

Councillor R J L Boase gave a presentation.

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

RESOLVED – that the Town Council recommended approval of Application PA24/03245.

40. Planning Decisions

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

Meeting closed at 6.37 pm.

Confirmed

Chair

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

- | | | |
|----|---|----------|
| 1. | <p>Application PA24/03779
 Application Type: Tree Preservation Order
 Works to trees subject to a TPO
 31 Parc An Dower, Helston, Cornwall, TR13 8AQ
 For Ms Jane Davison</p> | Approval |
| 2. | <p>Application PA24/04669
 Application Type: Cert Lawful Use/Development – existing
 Application for a Lawful Development Certificate
 for an Existing use is sought to confirm that the
 existing and ongoing use of the site as a Class E (b)
 Restaurant and has been such for in excess of 10 years
 The May Tree Helston Business Park Helston Cornwall
 For Whitbread Plc</p> | Approval |
| 3. | <p>Application PA24/04553
 Application Type: Tree Preservation Order
 Proposal Application for works to Trees subject to
 Tree Preservation Order namely remove one Elm (T1).
 Coppice one Holm Oak (T2). Remove dead Elms and Sycamore
 (G1). Crown lift one sycamore (G2)
 Location Jericho Well</p> | Approval |

CATEGORY II

4. Application PA24/03586
Application Type: Full Application
Proposed development for six dwellings along with replacement garage for 3 Castle Wary Close.
Taro Moe Porthleven Road Helston TR13 8WN
For Mr & Mrs Strike
Cllr D Willey

5. Application PA24/04221
Application Type: Full Application
Demolition of NE side of two storey timber clad annex and attached garage. Proposed NE single storey side extension and rear single storey extension to kitchen.
26 Church Hill Helston Cornwall TR13 8NP
For Mr P Jenkinson
Cllr P Andrew

PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL**APPROVED****11/06/2024 PA24/03260****Applicant:-** Mr Tobias Turner**Location:-** 36 Trenethick Parc Helston Cornwall TR13 8LT**Proposal** Proposed extension and alterations.**12/06/2024 PA24/03373****Applicant:-** Mr A Watson**Location:-** 4 Gwendrona Close Helston Cornwall**Proposal** Proposed rear extension to dwelling**REFUSED****WITHDRAWN****SCREENING OPINION – EIA NOT REQUIRED****PRE-APPLICATION****DECIDED NOT TO MAKE A TPO****S52/S106 AND DISCHARGE OF CONDITION OF APPS****05/06/2024 PA24/03899****Applicant:-** Mr R. Day**Location:-** Fearnmore Falmouth Road Helston Cornwall TR13 8JT**Proposal** Submission of details to discharge condition 5 in relation to Decision notice PA22/11325 dated 29.11.2023**11/06/2024 PA24/03560****Applicant:-** MJL Contractors Ltd**Location:-** Block G, Helston Business Park Helston TR13 8FZ**Proposal** Submission of details of discharge Condition 4 Decision Notice PA22/4002 dated 05/09/2022**PRIOR APPROVAL – PLANNING APPLICATION REQUIRED****PRIOR APPROVAL NOT REQUIRED****CLOSED ADVICE GIVEN****31/05/2024 PA24/04290****Closed - advice given****Applicant:-** Katie Slape**Location:-** STREET RECORD Wheal Vrose Business Park Helston Cornwall**Proposal** Cornerstone 13135801 / 060134 VF NOTIFICATION UNDER THE ELECTRONIC COMMUNICATIONS CODE (CONDITIONS AND RESTRICTIONS) REGULATIONS 2003 (AS AMENDED) TO UTILISE PERMITTED DEVELOPMENT RIGHTS.**NOT ACCEPTABLE AS AMENDMENT****PREMISES LICENCE APPLICATIONS**

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