



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

**The Guildhall, Helston, Cornwall,  
TR13 8ST**

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30<sup>th</sup> August 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 5<sup>TH</sup> SEPTEMBER 2024 at 6.15p.m.** for the purpose of transacting the under mentioned business.

Yours sincerely,

*P J Lavelle*

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 1<sup>st</sup> August 2024 (**Page 3**).
4. Matters Arising from the 1<sup>st</sup> August 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 9**).
  - (b) To consider planning applications listed as 'Category II' (**Page 10**).  
(This item will include a period of public speaking for each application).
  - (c) To receive particulars of planning decisions (**Page 11**).
  - (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 1<sup>ST</sup> AUGUST 2024 AT 6.15 PM**

**Councillors:** Councillor RJL Boase in the Chair

J Martin  
P Webb

D Willey  
M P Andrew

**Officers:** Miss A D Retallack (Deputy Town Clerk)

**93. Apologies**

An apology was received from Councillor P E Williams.

**94. Declarations of Interests**

Councillor Willey declared an interest in agenda item 7.

The Chair (Councillor RJL Boase) declared an interest in Planning Application PA24/01223.

**95. Requests for Dispensations**

The Deputy Town Clerk advised that Councillor Willey had submitted a request for a dispensation for the current meeting to remain in the meeting to speak and vote in respect of Planning Application PA24/01223.

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

RESOLVED – that Councillor Willey be awarded a dispensation for this meeting in respect of Planning Application PA24/01223.

**Voting: For – 4, Against – 0, Abstain – 1**

**96. Minutes**

On the proposition of Councillor Martin, seconded by Councillor Willey, it was

RESOLVED – that the Minutes of the Meeting held on 4<sup>th</sup> July 2024 be approved and signed as a true record.

**Voting: For – 4, Against – 0, Abstain – 1**

**97. Cornwall Councillor Observations**

As a member of the Cornwall Council West Sub-Area Planning Committee, Councillor

Martin advised that they reserved the right to change their views on an application in light of additional information at the time of the Cornwall Council Planning Committee meeting.

**98. Cornwall Council's Draft Decarbonisation Strategy**

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

RESOLVED – that Members should submit their responses individually.

**Councillor Willey left the meeting at 6.24pm**

**99. Coastline Email Regarding Knee Rails**

It was proposed by the Chair, seconded by Councillor Martin, and unanimously

RESOLVED – that the Town Council respond confirming their agreement to the proposal, provided that Coastline monitor the situation and that should parking on the green spaces occur Coastline will review the knee rails.

**Councillor Willey returned to the meeting at 6.26pm**

**100. Cornwall Council's Review of Gambling Policy**

It was proposed by Councillor Martin, seconded by the Chair, and unanimously

RESOLVED – that the Town Council had no objections to the proposed changes.

**101. Planning Applications**

<u>Category I</u>	<u>Recommendation</u>
<p><b>a) <i>Application PA24/04663</i></b>  <b><i>Application Type: Listed Building Consent</i></b>  <b><i>Listed Building Consent for: - Proposed replacement doors</i></b>  <b><i>3, 5 And 6 West Lodge Meneage Parc Helston Cornwall</i></b>  <b><i>For Mr C Simmons LiveWest</i></b></p>	<b><i>Approval</i></b>
<p><b>b) <i>Application PA24/05149</i></b>  <b><i>Application Type: Full Application</i></b>  <b><i>Proposed change of use of artists studio into ancillary one-bedroom residential accommodation</i></b>  <b><i>Higher Pentire Degibna Lane Helston Cornwall</i></b>  <b><i>For Mr David Turnbull</i></b></p>	<b><i>Approval</i></b>

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**

At the discretion of the Chair, Planning Application PA24/04725 was brought forward.

**c) Application PA24/04725**

**Application Type: Full Application**

**Extension of existing property to the east (rear of property)  
creating a new kitchen/diner, larder and bathroom**

**15 Cades Parc Helston Cornwall TR13 8QS**

**For Mr Michael Barlow**

Councillor Webb gave a presentation with the aid of photographs.

The applicant's agent spoke in favour of the application clarifying the situation in remaining garden space.

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

RESOLVED – that the Town Council recommended approval of Application PA24/04725

**The Chair (Councillor RJL Boase) left the meeting at 6.44pm and Councillor Willey took the Chair.**

**d) Application PA24/01223**

**Application Type: Full Application**

**Refurbish and re-roof existing stone-built school house.  
Demolish and re-build the extension to the rear plus  
associated works.**

**Helston Town Band 37 Church Street Helston Cornwall**

**For Mr Paul Bearham Southwest Community Builds**

Councillor Willey gave a presentation with the aid of photographs.

The Applicant spoke explaining their intentions and the history of their occupation of the building over the last thirty years and it's use as a rehearsal room over that time and the improved soundproofing included in the application.

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

RESOLVED – that standing order 1.14 be suspended.

The applicant responded to Councillor Webb's concerns regarding sound issues and ingress and egress.

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

RESOLVED – that standing order 1.14 be resumed.

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

RESOLVED – that the Town Council recommended approval of Application PA24/01223 with a suggestion that consideration be given to a fire escape from the first-floor extension.

**Councillor RJL Boase returned to the meeting at 7.07pm and resumed the chair.**

**e) Application PA24/04713**

***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 Cornwall TR13 8AA***

***For Mr Y Bolag Carlton Park Construction***

The Chair gave a presentation with the aid of photographs.

Following a debate, it was proposed by the Chair, seconded by Councillor Andrew, and

RESOLVED – that the Town Council recommended approval of Application PA24/04713 on the condition that all windows overlooking the courtyard be of obscured glass due to the multiple overlooks.

**Voting: For – 4, Against – 1, Abstain – 0**

**102. Planning Decisions**

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

**103. Correspondence**

The Deputy Town Clerk read two emails to Members regarding the wall on Godolphin Road. One stating that ownership of the garden has changed and another confirming that Cornwall Council would be investigating the stability of the dumpy bags.

**104. Exclusion of the Press and Public**

On the proposition of Councillor Martin, seconded by Councillor Willey 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 items of business by reason of the confidential nature of the business to be transacted.

**105. Enforcement Matters**

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

RESOLVED – that the Deputy Town Clerk report a Conservation Area issue to Cornwall Council.

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

RESOLVED – that the Deputy Town Clerk report a Listed Building Consent issue to Cornwall Council.

**Voting: For – 4, Against – 0, Abstain – 1**

**Meeting closed at 7.47 pm.**

**Confirmed**

**Chair**

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**Planning & Licensing Meeting Thursday 5<sup>th</sup> September 2024**

**PLANNING APPLICATIONS**

**CATEGORY I**

**Recommendation**

1. Application PA24/05575  
Application Type: Full Application  
Proposal Proposed Front Extension  
11 Trenethick Parc Helston Cornwall TR13 8LH  
For Mr & Mrs Vedmore Approval
  
2. Application PA24/06039  
Application Type: Tree Preservation Order  
Proposal Works to Trees covered by a Tree  
Preservation Order (TPO) - T1 - Holm Oak -  
Crown reduction from 24m to 21m. T2 - Bay - Reduce  
to 8m. T3 - Apple - reduce to 1.5m and crown thin by 25%.  
T4 - Cormus - Reduce to 8m, clear building by 2m where  
possible, clear 0.5m to service cable.  
1 Cross Street Helston Cornwall TR13 8NQ  
For Mr & Mrs McKie Conoley Approval
  
3. Application PA24/03958  
Application Type: Full Application  
Proposal Re-thatching of thatched roof and associated  
works including timber repairs where necessary,  
installation of new eaves, cementing around chimney and  
reworking of lead work.  
61 Wendron Street Helston Cornwall TR13 8PT  
For Mrs Pearce-Broomhead Approval
  
4. Application PA24/05076  
Application Type: Listed Building Consent  
Proposal Listed Building Consent for re-thatching of  
thatched roof and associated works including timber  
repairs where necessary, installation of new eaves, cementing  
around chimney and re-working of lead work.  
61 Wendron Street Helston Cornwall TR13 8PT  
For Mrs Pearce-Broomhead Approval
  
5. Application PA24/06326  
Application Type: Full Application  
Proposal Removal of timber shed and juliet balcony,  
erection of new timber outbuilding with balcony  
Location Swift Barn Weeth House Porthleven Road Helston  
Applicant Mr Greenway Approval

**CATEGORY II**

6. Application PA24/05518  
 Application Type: Full Application  
 Alterations to, and replacement of, windows and doors.  
 Addition of a porch, addition of a conservatory, and  
 extension of existing cladding on the North East elevation.  
 The Forge Five Wells Lane Helston Cornwall  
 For Ms Elizabeth Rosamond Quillan Chandler  
 L Boase Cllr R J
7. Application PA24/06188  
 Application Type: Full Application  
 Proposed Parking Space  
 Fernleigh Godolphin Road Helston Cornwall  
 For Mr & Mrs Full Cllr P Williams
8. Application PA24/05955  
 Application Type: Application under Section 73 of TCP Act  
 Proposed development of four houses with variation of condition  
 2 in respect of decision PA23/04707  
 Land East Of Taro Moe Porthleven Road Helston Cornwall  
 For Mr And Mrs Strike Cllr  
 Willey
9. Application PA24/06114  
 Application Type: Permission in Principle  
 Application for Permission in Principle for the erection of  
 one dwelling  
 Land Adj to Mebyon Kernow Olivers Terrace Meneage Street  
 Helston  
 For Mr And Mrs Graham Matthews Cllr  
 Andrew
10. Application PA24/06325  
 Application Type: Full Application  
 Demolition of existing dwelling, construction of four dwellings  
 with associated works (reduction from five dwellings approved  
 under decision PA22/11325)  
 Fearnmore Falmouth Road Helston Cornwall  
 For Mr R. Day Boss Property Group Ltd Cllr  
 Webb

**APPROVED**

01/08/2024 PA24/03779 APPROVED

Applicant:- Ms Jane Davison

Location:- 31 Parc An Dower Helston Cornwall TR13 8AQ

Proposal Works to trees subject to a Tree Preservation Order (TPO), works include Whole crown

reduction and pruning of any boughs of the tree 1. to reduce branch overhang of NHS clinic and

overhead service cables and to ensure safety of the tree if Ash Dieback is identified.

02/08/2024 PA24/04221 APPROVED

Applicant:- Mr Peter Jenkinson

Location:- 26 Church Hill Helston Cornwall TR13 8NP

Proposal Demolition of NE side two storey timber clad annex and attached garage. Proposed NE single storey Side extension in its place to house garage and utility rm .

PA24/04553 APPROVED

Applicant:- Mr Talyor

Location:- Jericho Well Church Lane Helston Cornwall TR13 8PF

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)

PA24/04663 APPROVED

Applicant:- Mr C Simmons

Location:- 3, 5 And 6 West Lodge Meneage Parc Helston Cornwall TR13 8FJ

Proposal Listed Building Consent for:- Proposed replacement doors

PA24/04725 APPROVED

Applicant:- Mr Michael Barlow

Location:- 15 Cades Parc Helston Cornwall TR13 8QS

Proposal Extension of existing property to the east (rear of property ) creating a new kitchen/diner, larder and bathroom

**REFUSED**

25/07/2024 PA24/03586 REFUSED

Applicant:- Mr And Mrs Strike

Location:- Taro Moe Porthleven Road Helston TR13 8WN

Proposal Proposed development for six dwellings along with replacement garage for 3 Castel Wary Close.

**WITHDRAWN**

**SCREENING OPINION - EIA NOT REQUIRED**

**PRE-APPLICATION**

## **DECIDED NOT TO MAKE A TPO**

PA24/05693 Decided not to make a TPO (TCA apps)

Applicant:- Myra Lawford

Location:- 4 Chygothow St Johns Road Helston Cornwall TR13 8HZ

Proposal Notification of works to trees in a Conservation Area namely fell & grind out stumps to G1 - 1x medium bay & 1x medium pittosporum

## **S52/S106 AND DISCHARGE OF CONDITION OF APPS**

### **PRIOR APPROVAL - PLANNING APPLICATION REQUIRED**

### **PRIOR APPROVAL NOT REQUIRED**

1. PA24/04744 PRIOR APROVAL NOT REQUIRED (PA/AF/TEL/DEM/)

Applicant: - Mr N And J Jones And Wilkin

Location: - 45 Coinagehall Street Helston Cornwall TR13 8EU

Proposal: Prior approval for change of use to dwelling house providing 4 bedrooms

### **CLOSED ADVICE GIVEN**

1. PA24/00780/PRE-CLOSED - ADVICE GIVEN

Applicant: - Mr And Mrs Grant

Location: - 57 Godolphin Road Helston Cornwall TR13 8QB

Proposal: Pre application advice for proposed new dwelling.

### **NOT ACCEPTABLE AS AMENDMENT**

### **PREMISES LICENCE APPLICATIONS**

PA24/04897 No Objection

Applicant:- Priyanka Khindri

Location:- STREET RECORD Copper Road Helston Cornwall

Proposal Variation of the Appointments of Independent Water Networks Limited and South West Water

Limited as Water and Sewerage Undertakers

Ward: Helston South And Meneage