



HELSTON TOWN COUNCIL *Konsel an Dre Hellys*

The Guildhall, Helston, Cornwall, TR13 8ST
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26th September 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 3RD OCTOBER 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 5th September 2024 (**Page 3**).
4. Matters Arising from the 5th September 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 5TH SEPTEMBER 2024 AT 6.15 PM

Councillors: Councillor RJL Boase in the Chair

P Webb
D Willey

M P Andrew
P E Williams

Officers: Miss A D Retallack (Deputy Town Clerk)

106. Apologies

An apology for absence was received from Councillor Martin.

107. Minutes

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

RESOLVED – that the Minutes of the Meeting held on 1st August 2024 be approved and signed as a true record.

108. Planning Applications

<u>Category I</u>	<u>Recommendation</u>
<p>a) <i>Application PA24/05575</i> <i>Application Type: Full Application</i> <i>Proposed Front Extension</i> <i>11 Trenethick Parc, Helston</i> <i>For Mr & Mrs Vedmore</i></p>	<i>Approval</i>
<p>b) <i>Application PA24/06039</i> <i>Application Type: Tree Preservation Order</i> <i>Works to Trees covered by a Tree Preservation</i> <i>Order (TPO) - T1 - Holm Oak - Crown reduction from 24m</i> <i>to 21m. T2 - Bay - Reduce to 8m. T3 - Apple - reduce to 1.5m</i> <i>and crown thin by 25%. T4 - Cormus - Reduce to 8m, clear</i> <i>building by 2m where possible, clear 0.5m to service cable.</i> <i>1 Cross Street, Helston</i> <i>For Mr & Mrs McKie Conoley</i></p>	<i>Approval</i>
<p>c) <i>Application PA24/03958</i> <i>Application Type: Full Application</i> <i>Re-thatching of thatched roof and associated</i> <i>works including timber repairs where necessary,</i> <i>installation of new eaves, cementing around chimney and</i> <i>reworking of lead work.</i> <i>61 Wendron Street, Helston</i> <i>For Mrs Pearce-Broomhead</i></p>	<i>Approval</i>

- d) **Application PA24/05076**
Application Type: Listed Building Consent
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
For Mrs Pearce-Broomhead **Approval**
- e) **Application PA24/06326**
Application Type: Full Application
Removal of timber shed and juliet balcony,
erection of new timber outbuilding with balcony
Swift Barn, Weeth House, Porthleven Road, Helston
For Mr Greenway **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

- f) **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
For Ms E R Quillan Chandler

Councillor RJJ Boase gave a presentation.

The applicant spoke in favour of the Application.

Following a brief debate, it was proposed by Councillor RJJ Boase, seconded by Councillor P Williams, and unanimously

RESOLVED – that the Town Council recommended approval of Application PA24/05518

- g) **Application PA24/06188**
Application Type: Full Application
Proposed Parking Space
Fernleigh, Godolphin Road, Helston
For Mr & Mrs Full

Councillor RJJ Boase gave a presentation.

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

RESOLVED – that the Town Council recommended refusal of Application PA24/03188 due to:

- i) the close proximity to the turn into Sanctuary Lane;
- ii) safety concerns due to being immediately adjacent to a pedestrian crossing, which was on a very busy pedestrian route to Helston Community College;
- iii) the close proximity to the roundabout at Turnpike;
- iv) there being no explanation of how it was proposed to bridge the listed kennel structure;
- v) the visual impact of the proposed changes upon the street scene in the conservation area especially as Fernleigh and the adjoining property were symmetrical.

h) 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
For Mr And Mrs Strike**

Councillor Willey gave a presentation.

A member of the public spoke against the application, citing anti-development reasons.

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

RESOLVED – that the Town Council recommended approval of Application PA24/05955 on the condition that all of the conditions contained in decision PA23/04707 continue to be adhered to, to ensure that the health risks from land contamination to future users of the land and neighbouring land are minimised.

i) Application PA24/06114

Application Type: Permission in Principle

Permission in Principle for the erection of one dwelling

**Land Adj to Mebyon Kernow, Olivers Terrace, Meneage Street, Helston
For Mr And Mrs G Matthews**

Councillor Andrew gave a presentation.

Following a debate, it was proposed by Councillor Andrew, seconded by Councillor P E Williams, and unanimously

RESOLVED – that the Town Council recommended approval of Application PA24/06114.

j) 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
For Boss Property Group Ltd**

Councillor Webb gave a presentation.

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

RESOLVED – that the Town Council recommended approval of Application PA24/06325.

109. Planning Decisions

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

Meeting closed at 7.30 pm.

Confirmed

Chair

PLANNING APPLICATIONS

CATEGORY I

Recommendation

1. Application PA24/06645 Approval
Application Type: Application under Section 73 of TCP Act
Proposal Window repair/replacement without compliance with condition 2 of decision PA24/00644 dated 23.04.2024.
Location Meneage House Meneage Parc Helston Cornwall
Applicant Mr C Simmons LiveWest

2. Application PA24/07014 Approval
Application Type: Listed Building Consent Section 19
Proposal Listed Building Consent for window repair/replacement without compliance with condition 2 of decision PA24/00645 dated 23.04.2024.
Location Meneage House Meneage Parc Helston Cornwall
Applicant Mr C Simmons LiveWest

3. Application:- PA24/07153 Approval
Application Type: Full Application
Proposal:- Proposed replacement windows and doors.
Location:- 1-8 Lower Silver Hill, Helston.
Applicant:- Mr C Simmons LiveWest

CATEGORY II**Recommendation**

4. Application PA24/06926 Cllr Martin
 Application Type: Full Application
 Proposal Minor alterations and extensions to 4No. existing dwellings (entitled Main House, Baliff's Cottage, Artist's Studio and Tree House). Change of use from restaurant to Sui Generis: accessible space for tetraplegic charity with overnight accommodation. Proposed garage.
 Location Crasken Farm Helston Relief Road Helston Cornwall
 Applicant Mrs Sarah Osborne
5. Application: PA24/06927 Cllr Martin
 Application Type: Listed Building Consent
 Proposal: Listed building consent for minor alterations and Extensions to 4No. existing dwellings (entitled Main House, Baliff's Cottage, Artist's Studio and Tree House).
 Change of use from restaurant to Sui Generis: accessible space for tetraplegic charity with overnight accommodation.
 Location Crasken Farm Helston Relief Road Helston Cornwall
 Applicant Mrs S Osborne
6. Application PA24/06324 Cllr R J Boase
 Application Type: Full Application
 Proposal Installation of four replacement windows – three of which are in a bay window - to a first floor flat.
 Location 79A Meneage Street Helston Cornwall TR13 8RB
 Applicant Mr D Hill
7. Application PA24/05892 Cllr Martin
 Application Type: Listed Building Consent
 Proposal Listed building consent for proposed re-roofing.
 Location 92 Meneage Street Helston Cornwall TR13 8RF
 Applicant Mr C Price
8. Application PA24/05891 Cllr Martin
 Application Type: Full Application
 Proposal Proposed re-roofing
 Location 92 Meneage Street Helston Cornwall TR13 8RF
 Applicant Mr C Price

PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL

APPROVED**20/09/2024 PA24/06039****APPROVED**

Applicant:- Mr & Mrs McKie Conoley

Location:- 1 Cross Street Helston Cornwall TR13 8NQ

Proposal Works to Trees covered by a Tree Preservation Order (TPO) - T1 -
Holm Oak - Crown reductionfrom 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.

Ward: Helston North

WITHDRAWN**SCREENING OPINION - EIA NOT REQUIRED****PRE-APPLICATION****DECIDED NOT TO MAKE A TPO****S52/S106 AND DISCHARGE OF CONDITION OF APPS****PRIOR APPROVAL - PLANNING APPLICATION REQUIRED****PRIOR APPROVAL NOT REQUIRED****CLOSED ADVICE GIVEN****PA24/01064 PRE Closed - advice given**

Applicant:- Mr C Tanner

Location:- 2B Trengrouse Way Helston Cornwall TR13 8AF

Proposal:- Do I need planning permission for the Installation of a dropped kerb at
the junction of the property boundary adjoining Penberthy Road. Widening
of the access to the property at that point sufficient to permit a vehicle to
enter the property. Gravelling an area within the property boundary
sufficient to park a vehicle.**NOT ACCEPTABLE AS AMENDMENT****PREMISES LICENCE APPLICATIONS**

GRANTED**1. PA24/06114 Granted (CAADs, PIPs and LUs only)**

Applicant:- Mr And Mrs Graham Matthews

Location:- Land Adj To Mebyon Kernow Olivers Terrace Meneage Street
Helston Cornwall TR13 8RJ.

Proposal Application for Permission in Principle for the erection of one dwelling.