



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

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

Tel: 01326 572063

Email: townclerk@helston-tc.gov.uk



28th November 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 5th DECEMBER 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 7th November 2024 (**Page 3**).
4. Matters Arising from the 7th November 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.
 - (i) Appeal letter re Planning Application PA24/03586
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 7TH NOVEMBER 2024 AT 6.15 PM**

Councillors: Councillor RJL Boase in the Chair

D Willey
M P Andrew

P E Williams

Officers: Miss A D Retallack (Deputy Town Clerk)

174. Apologies

Apologies for absence were received from Councillors Webb and Martin.

175. Minutes

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

RESOLVED - that the Minutes of the Meeting held on 3rd October 2024 be approved and signed as a true record.

176. Planning Applications

<u>Category</u>	<u>Recommendation</u>
a)	<p><i>Application PA24/07541</i> <i>Approval</i> <i>Application type: Full Application</i> <i>Proposed new access track, including</i> <i>Retrospective consent for works already undertaken.</i> <i>Bridleway/Public Footpath Near B3304 Porthleven Helston</i> <i>Applicant: National Trust</i></p>
b)	<p><i>Application PA24/07493</i> <i>Approval</i> <i>Application type: Full Application</i> <i>Proposed Rear kitchen extension</i> <i>54 Church Street, Helston</i> <i>Applicant: Mr & Mrs M & S Husk</i></p>
c)	<p><i>Application PA24/07563</i> <i>Approval</i> <i>Application Type: Full Application</i> <i>Proposed grandstand, turnstiles and</i> <i>proposed PV panels to roof of existing clubhouse</i> <i>Helston Football Club, Clodgey Lane, Helston</i> <i>Applicant: Helston FC</i></p>

d) Application PA24/08177**Approval**

**Application Type:- Listed Building Consent
Listed building consent for the replacement
of 6 windows and ground level cavity vents.
Meneage House and the West Lodge
Meneage Parc, Helston
Applicant: LiveWest**

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.

177. Planning Decisions

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

178. 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.

179. Enforcement Matters

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

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

Meeting closed at 6.18 pm.

Confirmed**Chair**

PLANNING APPLICATIONS

CATEGORY I

Recommendation

1. Application PA24/08181 Approval
Application Type: - Application under Section 73 of TCP Act
'Window repair/replacement' without compliance of
Condition 2 of Decision Notice PA24/00644 dated 23.04.24.
Meneage House, Meneage Parc, Helston Cornwall
Applicant Mr C Simmons LiveWest

CATEGORY II**Assigned to**

1. Application: PA24/08198 Cllr
Andrew
Application Type: Full Application
Proposed new dwelling.
Land To the Rear Of 57 Godolphin Road
Sanctuary Lane Helston.
Applicant Mr and Mrs Grant

2. Application: PA24/07702 Cllr Willey
Application Type: Full Application
Construction of detached dwelling
20A Barton Close Helston Cornwall TR13 8LL
Applicant Mr and Mrs James and Rachael Mitchell

PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL

APPROVED

1. PA24/06324 APPROVED

Applicant: - Mr David Hill
79A Meneage Street, Helston
Installation of four replacement windows - three of which are
in a bay window - to a first floor flat.

2. PA24/07563 APPROVED

Applicant:- Mr Hendy
Helston Football Club Clodgey Lane Helston Cornwall TR13 8PJ
Proposal Proposed grandstand, turnstiles and proposed PV panels to roof
of existing clubhouse.

3. PA24/07153 APPROVED

Applicant:- Mr C Simmons
1-8 Lower Silver Hill Helston Cornwall
Proposed replacement windows and doors

4. PA24/05575 APPROVED

Applicant:- Mr & Mrs Vedmore
11 Trenethick Parc Helston Cornwall TR13 8LH
Proposed Front Extension

REFUSED

1. PA24/04669 REFUSED

Applicant: - Whitbread Plc
The May Tree, Helston Business Park, Helston.
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.

WITHDRAWN

SCREENING OPINION - EIA NOT REQUIRED

PRE-APPLICATION

DECIDED NOT TO MAKE A TPO

S52/S106 AND DISCHARGE OF CONDITION OF APPS**1. PA23/06767 - Disch of cond not all conditions agreed**

Applicant:- Mr Jon Rowson

Land Adjacent Of Gay's Hill And Clodgey Lane, Helston (HX2)

Submission of details to Discharge Conditions. 3, 7, 9, 11, 12, 14, 15 and 16 in respect of

Decision Notice PA16/00001 dated 23rd March 2017.

PRIOR APPROVAL - PLANNING APPLICATION REQUIRED**PRIOR APPROVAL NOT REQUIRED****CLOSED ADVICE GIVEN****1. PA24/00653/PRE Closed - advice given**

Applicant:- Trevow Helston

Helston Cemetery Meneage Road Helston Cornwall TR13 8BH

Pre application advice for the change of use of the existing old chapel to become a performance centre, works to include replacement doors and windows, the addition of toilet facilities and addition of solar panels and the replacement of internal flooring.

2. PA24/01183/PRE Closed - advice given

Applicant:- Boss Property Group

Ty Gwyn And Woodspring Falmouth Road Helston Cornwall TR13 8JT

Pre-application advice for the construction of housing development and associated works.

NOT ACCEPTABLE AS AMENDMENT**PREMISES LICENCE APPLICATIONS**