



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

**The Guildhall, Helston, Cornwall, TR13 8ST**  
**Tel: 01326 572063**  
**Email: townclerk@helston-tc.gov.uk**



14<sup>th</sup> April 2025

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 24<sup>TH</sup> APRIL 2025 at 6.15 p.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 4<sup>th</sup> April 2025 (**Page 3**).
4. Matters Arising from the 4<sup>th</sup> April 2025 Minutes (for information exchange only).

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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 7 - none**).  
(This item will include a period of public speaking for each application).
  - (c) To receive particulars of planning decisions (**Page 8**).
  - (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 applications 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 4<sup>TH</sup> APRIL 2025 AT 6.15 PM**

**Councillors:** Councillor D Willey in the Chair

J Martin

M P Andrew

P E Williams

**Councillor R Williams was also present.**

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

**324. Apologies**

An apology for absence was received from Councillor R J L Boase.

**325. Absent without Apologies**

Councillor Webb was absent without submitting apologies.

**326. Minutes**

On the proposition of Councillor Andrew, seconded by Councillor P E Williams, it was

RESOLVED – that the Minutes of the Meeting held on 6<sup>th</sup> March 2025 be approved and signed as a true record.

**Voting: For – 3, Against – 0, Abstain – 1**

**327. 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.

**328. Planning Applications**

**Category I**

**Recommendation**

**a) *Application PA24/09150***

***Approval***

***Application Type: Full Application***

***Proposed renovation and loft conversion with dormer***

***11 St Johns Road, Helston***

***For Mr R Macgregor***

**b) *Application PA25/01818***

***Approval***

***Application Type: Full Application***

***Proposed front entrance porch***

***An Hyreth, Old Hill, Helston***

***For The Lizard and Mounts Bay Circuit***

- c) **Application PA25/02151** **Approval**  
**Application Type: Non-Material Amendment**  
**Proposal Non-material amendment to decision notice**  
**PA24/03373 dated 12.06.2024 for the addition of 2 high**  
**level triangular windows to the extension's east elevation.**  
**4 Gwendrona Close, Helston**  
**For Mr A Watson**

- d) **Application PA25/02284** **Approval**  
**Application Type: Tree Preservation Order**  
**Proposed works to trees subject to a Tree Preservation**  
**Order (TPO), works include removal of row of 5 ash trees**  
**with ash dieback and have replanted 6 oak trees as replacements**  
**Land East of The Yard, Ratcliffes Lane, Helston**  
**For M Redgrave**

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**

- e) **Application Number PA25/01877**  
**Application Type: Full Application**  
**Alterations and extensions to dwelling**  
**Polwainton, Casterills Road, Helston**  
**For Mr and Mrs K Walczak**

Councillor Martin gave a presentation.

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

RESOLVED – that the Town Council recommended approval of Application PA25/01877.

**Councillor Martin left the meeting at 6.34 pm**

**Councillor Martin returned to the meeting at 6.36 pm**

- f) **Application Number PA25/02092**  
**Application Type: Full Application**  
**Proposed Ancillary Accommodation**  
**26 Cades Parc Helston Cornwall TR13 8QS**  
**For Mr Alan Barker**

Councillor Andrew gave a presentation.

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

RESOLVED – that the Town Council recommended approval of Application PA25/02092 on the condition that the proposed ancillary accommodation not become a standalone dwelling.

**329. Premises Licence Application**

***Licence Ref: L124\_007883***

***Licensable Activities: Licence to extend Recorded Music  
and Sale by Retail of Alcohol***

***Flambards Theme Park, Clodgey Lane, Helston, TR13 0QA  
For Fifty North Ltd***

Members considered the above Application and it was proposed by Councillor P E Williams, seconded by Councillor Martin and unanimously

RESOLVED – that the Town Council contact licencing and ask that the requested extension be limited to sale of alcohol until 10pm and recorded music until 10.30 pm due to the prolonged impact on residents living in the immediate and near area.

**Meeting closed at 6.55 pm**

**Confirmed**

**Chair**

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

1. Application: PA25/02354  
Application Type: Full Application  
Proposal Front extension to infill a corner of the property and to provide space that will allow a better kitchen and dining area, as well as a second bathroom.  
5 Trenance Close, Helston  
For Mr & Mrs Colverson  
Approval
  
2. Application PA25/02493  
Application Type: Full Application  
Proposed garage conversion and associated works  
1 Parc An Gew, Pendeen Park, Helston  
For Mr & Mrs Warry  
Approval

**CATEGORY II****Assigned to****NONE.**

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## **PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL**

### **APPROVED**

#### **PA25/01007 APPROVED**

Applicant: - Daniel Waite

Location:- St Johns House Old Hill Helston

Proposal Works to trees covered by a Tree Preservation Order

T1- Elm. Fell to approx. 300mm from ground level.

#### **PA25/00433 APPROVED**

Applicant:- Mr Sam Faulkner

Location:- 56 Bulwark Road Helston Cornwall TR13 8JG

Proposal Proposed alterations and two storey extension.

#### **PA25/00105 APPROVED**

Applicant:- Mr Guy Watson

Location:- Old Chapel Helston Cemetery Meneage Road Helston

Proposal Change of use of The Old Chapel to be used as a small cultural and performance venue, including associated internal and external works.

#### **PA24/06292 APPROVED**

Applicant:- Mr Oliver Chalcraft

Location:- 12 Coronation Place, Helston

Proposal Proposed development of a self-build 3 bedroom bungalow with off street parking for two cars.

### **REFUSED**

### **WITHDRAWN**

#### **PA25/01526 WITHDRAWN**

Applicant:- Police and Crime Commissioner

Location:- 1 Police Station Godolphin Road, Helston.

Proposal Works to trees within a conservation area:

To reduce hedgerow down to 1.4m and pollard limbs of the 1x tree down to main trunk.

### **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****NOT ACCEPTABLE AS AMENDMENT**

**PA25/01456** - Not acceptable as amendment

Applicant: - Mr Jordan Bew

15 Cades Parc Helston Cornwall TR13 8QS

Proposal Non-Material Amendment in relation to Decision Notice PA24/04725 dated 20.08.24: to alter the roof of the extension from flat roof to pitched roof.

**PREMISES LICENCE APPLICATIONS****GRANTED (CAADs, PIPs, and Lus only)**

**PA25/01166** Granted (CAADs, PIPs and LUs only)

Applicant:- Boss Property Group Ltd

Location:- Ty Gwyn Falmouth Road Helston Cornwall TR13 8JT

Proposal Application for Permission in Principle for demolition of existing two dwellings, and construction of minimum 6 units, maximum 8 units.

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