

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD AT THE GUILDHALL
ON THURSDAY 2ND FEBRUARY 2023 AT 6.15 PM

Councillors: M J Kenchington in the chair

R J L Boase
G T Looker

J Martin
A J Wilkin

M Benyon

Officers: Miss A D Retallack (Deputy Town Clerk)

291. Apologies

An apology for absence was received from Councillor Webb.

292. Declarations of Interest

Councillor R J L Boase declared an interest in PreApp 27500.

293. Minutes

On the proposition of Councillor Looker, seconded by Councillor Wilkin, it was

RESOLVED – that the Minutes of the Meeting held on 5th January 2023 be approved and signed as a true record.

Councillors J Martin entered the meeting at 6.18pm

294. Planning Applications

Category I

Recommendation

- | | |
|---|--|
| <p>a) <i>Planning Application PA22/10819</i>
 <i>Application Type: Full Application</i>
 <i>The installation of a solar photovoltaic array on to the roof.</i>
 <i>The Guildhall, Helston</i>
 <i>For Helston Town Council</i></p> | <p><i>Unable to comment due to fettered interest</i></p> |
| <p>b) <i>Planning Application PA22/11234</i>
 <i>Application Type: Full Application</i>
 <i>Change of use of redundant first and second floors to two apartments</i>
 <i>24 Coinagehall Street, Helston</i>
 <i>For Golland and Colby Property Services</i></p> | <p><i>Approval</i></p> |
| <p>c) <i>Planning Application PA22/11434</i>
 <i>Application Type: Full Application</i>
 <i>Installation of Solar Panels</i>
 <i>6 Parc an Gew, Pendeen Park, Helston</i>
 <i>For Mr & Mrs N Turner</i></p> | <p><i>Approval</i></p> |

- d) ***Planning Application PA22/11137***
Application Type: Listed Building Consent
Listed Building Consent for the repair of an
asbestos slate roof
5 Church Street, Helston
For Miss Victoria Paget

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

- e) ***Planning Application PA22/11049***
Application Type: Full Application
Proposed Rear Extension
40 Manor Way, Helston
For Mr Tregenza

Councillor Kenchington gave a presentation with the aid of photographs.

Following a brief debate it was proposed by Councillor Kenchington, seconded by Councillor Benyon, and unanimously

RESOLVED – that the Town Council recommended approval of Application PA22/11049.

- f) ***Planning Application PA23/00016***
Application Type: Trees in a Conservation Area
Pollard two medium sized Sycamore and fell
one small Sycamore
7 Penrose Road, Helston
For Mr A Cattrell

The Deputy Town Clerk informed the meeting that Cornwall Council had already made a decision about this application.

- g) ***Planning Application PA22/10839***
Application Type: Reserved Matters
Reserved matters application (access, appearance and layout)
for Phase 1 (101 dwellings) together with pedestrian and
cycle way links (Details following outline consent PA16/00001
For up to 404 dwellings and means of access dated 23.03.2017)
with reference to discharge of Conditions 3; 7; 9; 11; 12; 13; 14;
15; & 16
Land adjacent to Clodgy Lane & Gays Hill, Helston
For Persimmon Homes Cornwall West Devon, Jon Rowson

Councillor Wilkin gave a presentation with the aid of photographs.

Following a detailed debate it was proposed by Councillor Wilkin, seconded by Councillor Martin, and unanimously

RESOLVED – that the Town Council recommended refusal of Application PA22/10839 due to:

1. the acknowledged risk to local ecosystems (due to the basins not being constructed prior to the commencement of Phase 1) including to agricultural land, SSSIs and SACs. Despite these ecological risks being recognised there was no clear plan in place to mitigate them; and
2. the potential danger to traffic flow on Clodgey Lane based on the proposed access included in Phase 1 of the application, in addition the application lacks any infrastructure linked to cycle routes and active transport for pedestrians throughout the site and the north-western boundary and a lack of due consideration for future phases.

The Town Council would request that should any Cornish Hedging be removed that at least the equivalent amount of Cornish Hedging be replaced.

Councillor R J L Boase left the meeting at 7.17pm

- h) PREAPP 27500
Application Type: Pre-application
Cornerstone 131358, Water ma Trout Ind. Est, Helston
For Spiral Construction*

Councillor Benyon gave a presentation with the aid of photographs.

Following a debate it was proposed by Councillor Benyon, seconded by Councillor Wilkin, and unanimously

RESOLVED – that the Town Council advise the applicant that the Planning Committee had no objections to the application as there would be no change in appearance.

Councillor R J L Boase returned to the meeting at 7.23pm

- i) Planning Application PA22/10487
Application Type: Listed Building Consent
Listed Building Consent for internal timber partitions
added to ground and first floor rooms, minor
partitions to alter rooms. Replacement front south
elevation sash windows with white UPVC double
glazed windows and removal of rear steel stairway
and replace existing door with white UPVC windows
to match existing
25 Coinagehall Street, Helston
For Mr W Zaman*

Councillor R J L Boase informed the meeting that no new documentation regarding the conservation style windows has been uploaded.

295. Planning Decisions

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

296. Correspondence

The Deputy Town Clerk read an email from Cornwall Council regarding the Climate Emergency Development Plan Document, confirming that it was to be placed before Cornwall Council for Adoption on 21st February 2023.

Meeting closed at 7.47 pm

Confirmed

Chair

DRAFT