

MINUTES OF A MEETING OF THE PLANNING & LICENSING COMMITTEE
HELD AT THE GUILDHALL
ON THURSDAY 1st FEBRUARY 2024 AT 6.15 PM

Councillors: G T Looker in the Chair

RJL Boase
P Andrew

J Martin
P Williams

P Webb

Officers: Miss P Lavelle (Town Clerk)
Mrs C Thomson (Administrative Assistant)

272. Apologies

An apology for absence was received from Councillor Willey.

273. Minutes

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

RESOLVED – that the Minutes of the Meeting held on 4th January 2024 be approved and signed as a true record.

274. Cornwall Councillors 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.

275. Planning Applications

Category I

Recommendation

- a) *Planning Application PA24/00102***
Application Type: Trees Preservation Order
Works to trees subject to a Tree Preservation Order
and in a Conservation Area for Ash (T1) - reduce
crown from 20m to 13m to make crown safe from early
signs of dieback and extend life of tree. Ash (T2) - reduce
lower branch near footpath (please see accompanying photo).
Reduce remaining crown from 20m to 17m. Works should
reduce weight overhanging neighbouring property and allow
more space for adjacent Turkey Oak. Turkey Oak (T3) –

*reduce crown from 18m tall to 14m tall and 10m spread to 6m spread. Works should help to reshape the tree and prevent excessive weight on one side.
The Orchard, Church Lane, Helston
Mr A Taylor-Browne*

Approval

- b) Planning Application PA24/00258**
Application Type: Full Application
Change of use of existing accountant's office to a dwelling
54 Coinagehall Street, Helston
For: H Crookes

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

The Chair advised that he had called Applications PA23/10170 and PA23/10171 in as a Category II application following concerns raised by a member of the public.

- c) Planning Application PA23/10171**
Application Type: Advertisement Consent
Advertising consent for 2 x wall mounted BPA signs,
2 x pole mounted Tariff signs, 2 x pole mounted Terms
and condition signs, 2 x pole mounted payment machine
instruction signs
Wendron Street Car Park, Wendron Street, Helston
For Initial Parking Limited

and

- d) Planning Application PA23/10170**
Application Type: Full Application
Applications for Planning Permission to install poles,
ANPR camera, P&D machines and metal curve barriers
and Advertisement Consent for 8 signs (4 of which will
be illuminated) in association with the operational
management of long-stay car park
Wendron Street Car Park, Wendron Street, Helston
For Initial Parking Limited

The Chair gave a presentation with the aid of photographs.

Following a detailed debate, it was proposed by Councillor R J L Boase, seconded by Councillor Martin, and unanimously

RESOLVED – that the Town Council recommend refusal of applications PA23/10171 and PA23/10170 as the proposed signage on the external car park wall is overbearing on the Conservation Area and the Listed Building located in a close proximity to the area.

Members noted that they would be minded to accept the application if the signage was limited to 1 sign on the exterior wall by the left side of the entrance with all other signs located within the interior of the car park.

- e) *Planning Application PA24/00449***
Application Type: Permission in Principle
Application for Permission in Principle for residential
development between 1 and 4 dwellings
Land West of An Hyreth, Old Hill, Helston
For: Mr A Dunn

Councillor Andrew gave a presentation with the aid of photographs taken from the planning statement and reference to comments received from neighbouring properties.

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

RESOLVED – that The Town Council recommended refusal of Application PA24/00449 as Members were of the opinion that:

- a) the site was on the edge of the settlement and was not a rounding, infill or exception site and development would result in a loss of agricultural grazing land;
- b) additional vehicles accessing the site would place strain on an already narrow lane which would increase highway safety concerns;
- c) there was a high potential for any properties on the site to impact on the privacy and residential amenity of the neighbouring property; and
- d) there was no mains sewer in close proximity to the site to connect the foul drainage to as indicated in the proposal. (The two neighbouring properties do not have access to mains drainage).

276. Planning Decisions

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

277. Correspondence

i) Training

The Town Clerk advised Councillors of a planning training event for Local Councils being held by Cornwall Council on Wednesday 28th February 2024. The Town Clerk confirmed she would circulate the Teams invitation to the event to all Committee Members should they wish to attend.

ii) **Application PA24/00658**

The Town Clerk advised that a notification had been received for works to trees within the Conservation Area at Penhellaz Road. Following a brief debate it was proposed by the Chair, seconded by Councillor Webb, and unanimously

RESOLVED – that the Town Council supported the proposed tree works included in Application PA24/00658 but would encourage the Applicant to replace the dead tree.

Meeting closed at 7.07pm

Confirmed

Chair