

**MINUTES OF A MEETING OF THE PLANNING & LICENSING COMMITTEE**  
**HELD AT THE GUILDHALL**  
**ON THURSDAY 4<sup>TH</sup> JULY 2024 AT 6.15 PM**

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

J Martin  
P Webb

M P Andrew

P E Williams

**Reserve Members:** Councillor M H Thomas

**Councillor R Williams was also present.**

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

**59. Declarations of Interests**

Councillor Willey declared an interest in Planning Application PA24/03586.

**60. Apologies**

An apology was received from Councillor R J L Boase.

**61. Minutes**

On the proposition of Councillor Martin, seconded by Councillor Webb, it was

RESOLVED – that the Minutes of the Meeting held on 6<sup>th</sup> June 2024 be approved and signed as a true record.

**Voting: For – 4, Against – 0, Abstain – 2**

**62. Cornwall Councillor Observations**

As a member of the Cornwall Council West Sub-Area Planning Committee, Councillors Martin and Thomas advised that they reserved the right to change their views on an application in light of additional information at the time of the Cornwall Council Planning Committee meeting.

**63. Planning Applications**

**Category I**

**Recommendation**

- a) *Application PA24/03779***  
***Application Type: Tree Preservation Order***  
***Works to trees subject to a TPO***  
***31 Parc An Dower, Helston***  
***For Ms J Davison***

***Approval***

- b) **Application PA24/04669** **Approval**  
**Application Type: Cert Lawful Use/Development – existing**  
**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**  
**The May Tree, Helston Business Park, Helston**  
**For Whitbread Plc**
- c) **Application PA24/04553** **Approval**  
**Application Type: Tree Preservation Order**  
**Proposal Application for works to Trees subject to**  
**Tree Preservation Order namely remove one Elm (T1).**  
**Coppice one Holm Oak (T2). Remove dead Elms and Sycamore**  
**(G1). Crown lift one sycamore (G2)**  
**Jericho Well, Church Lane, Helston**  
**For Mr Taylor**

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.

On the proposition of Councillor J Martin, seconded by Councillor Webb it was unanimously agreed that Councillor Thomas be elected chair for Application PA24/03586.

**Councillor Willey left the meeting at 6.19pm and Councillor Thomas took the Chair.**

#### Category II

- d) **Application PA24/03586**  
**Application Type: Full Application**  
**Proposed development for six dwellings along with**  
**replacement garage for 3 Castle Wary Close.**  
**Taro Moe, Porthleven Road, Helston**  
**For Mr & Mrs Strike**

Councillor Martin gave a presentation with the aid of photographs.

Members of the public spoke raising observations and concerns about:

- the entrance to the development being on a sharp bend;
- the entrance road only being single track with no space to turn;
- the entrance and parking not being sufficient for six four bedroom houses and the likely amount of cars;
- the impact the development will have on parking availability on Castle Wary Close;
- the entrance not being wide enough for emergency vehicles;
- the previous proposed entrance had been by Flora Garage and was wider.

The Applicant spoke addressing the concerns the Highways Officer had raised. Councillor Thomas read out an email the Applicant had sent to the Highways Officer.

Councillor R Williams urged Members to consider a site visit.

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

RESOLVED – that the Town Council recommended deferral of Application PA24/03586 due to the concerns raised by the Highways Officer and request a site visit with the Planning Officer and a Highways Officer.

**Councillor Willey returned to the meeting at 6.52pm and resumed the chair.**

- e) ***Application PA24/04221***  
***Application Type: Full Application***  
***Demolition of NE side of two storey timber clad annex and attached garage. Proposed NE single storey side extension and rear single storey extension to kitchen.***  
***26 Church Hill, Helston***  
***For Mr P Jenkinson***

Councillor Andrew gave a presentation with the aid of photographs.

The Applicant spoke explaining their intentions.

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

RESOLVED – that the Town Council recommended approval of Application PA24/04221

#### **64. Planning Decisions**

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

**Meeting closed at 7.10 pm.**

**Confirmed**

**Chair**

**DRAFT**

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