

**MINUTES OF A MEETING OF THE PLANNING & LICENSING COMMITTEE**  
**HELD AT THE GUILDHALL**  
**ON THURSDAY 1<sup>ST</sup> AUGUST 2024 AT 6.15 PM**

**Councillors:** Councillor RJL Boase in the Chair

J Martin  
P Webb

D Willey  
M P Andrew

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

**93. Apologies**

An apology was received from Councillor P E Williams.

**94. Declarations of Interests**

Councillor Willey declared an interest in agenda item 7.

The Chair (Councillor RJL Boase) declared an interest in Planning Application PA24/01223.

**95. Requests for Dispensations**

The Deputy Town Clerk advised that Councillor Willey had submitted a request for a dispensation for the current meeting to remain in the meeting to speak and vote in respect of Planning Application PA24/01223.

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

RESOLVED – that Councillor Willey be awarded a dispensation for this meeting in respect of Planning Application PA24/01223.

**Voting: For – 4, Against – 0, Abstain – 1**

**96. Minutes**

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

RESOLVED – that the Minutes of the Meeting held on 4<sup>th</sup> July 2024 be approved and signed as a true record.

**Voting: For – 4, Against – 0, Abstain – 1**

**97. Cornwall Councillor Observations**

As a member of the Cornwall Council West Sub-Area Planning Committee, Councillor

Martin 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.

**98. Cornwall Council's Draft Decarbonisation Strategy**

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

RESOLVED – that Members should submit their responses individually.

**Councillor Willey left the meeting at 6.24pm**

**99. Coastline Email Regarding Knee Rails**

It was proposed by the Chair, seconded by Councillor Martin, and unanimously

RESOLVED – that the Town Council respond confirming their agreement to the proposal, provided that Coastline monitor the situation and that should parking on the green spaces occur Coastline will review the knee rails.

**Councillor Willey returned to the meeting at 6.26pm**

**100. Cornwall Council's Review of Gambling Policy**

It was proposed by Councillor Martin, seconded by the Chair, and unanimously

RESOLVED – that the Town Council had no objections to the proposed changes.

**101. Planning Applications**

<u>Category I</u>	<u>Recommendation</u>
<p><b>a) <i>Application PA24/04663</i></b>  <b><i>Application Type: Listed Building Consent</i></b>  <b><i>Listed Building Consent for: - Proposed replacement doors</i></b>  <b><i>3, 5 And 6 West Lodge Meneage Parc Helston Cornwall</i></b>  <b><i>For Mr C Simmons LiveWest</i></b></p>	<b><i>Approval</i></b>
<p><b>b) <i>Application PA24/05149</i></b>  <b><i>Application Type: Full Application</i></b>  <b><i>Proposed change of use of artists studio into ancillary one-bedroom residential accommodation</i></b>  <b><i>Higher Pentire Degibna Lane Helston Cornwall</i></b>  <b><i>For Mr David Turnbull</i></b></p>	<b><i>Approval</i></b>

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**

At the discretion of the Chair, Planning Application PA24/04725 was brought forward.

**c) Application PA24/04725**

**Application Type: Full Application**

**Extension of existing property to the east (rear of property)  
creating a new kitchen/diner, larder and bathroom**

**15 Cades Parc Helston Cornwall TR13 8QS**

**For Mr Michael Barlow**

Councillor Webb gave a presentation with the aid of photographs.

The applicant's agent spoke in favour of the application clarifying the situation in remaining garden space.

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

RESOLVED – that the Town Council recommended approval of Application PA24/04725

**The Chair (Councillor RJL Boase) left the meeting at 6.44pm and Councillor Willey took the Chair.**

**d) Application PA24/01223**

**Application Type: Full Application**

**Refurbish and re-roof existing stone-built school house.**

**Demolish and re-build the extension to the rear plus  
associated works.**

**Helston Town Band 37 Church Street Helston Cornwall**

**For Mr Paul Bearham Southwest Community Builds**

Councillor Willey gave a presentation with the aid of photographs.

The Applicant spoke explaining their intentions and the history of their occupation of the building over the last thirty years and it's use as a rehearsal room over that time and the improved soundproofing included in the application.

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

RESOLVED – that standing order 1.14 be suspended.

The applicant responded to Councillor Webb's concerns regarding sound issues and ingress and egress.

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

RESOLVED – that standing order 1.14 be resumed.

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

RESOLVED – that the Town Council recommended approval of Application PA24/01223 with a suggestion that consideration be given to a fire escape from the first-floor extension.

**Councillor RJL Boase returned to the meeting at 7.07pm and resumed the chair.**

**e) Application PA24/04713**

***Application Type: Full Application***

***Conversion of redundant first floor and rear ground***

***floor of commercial premises to form residential apartments***

***and associated works***

***13 Meneage Street Helston Cornwall TR13 8AA***

***For Mr Y Bolag Carlton Park Construction***

The Chair gave a presentation with the aid of photographs.

Following a debate, it was proposed by the Chair, seconded by Councillor Andrew, and

RESOLVED – that the Town Council recommended approval of Application PA24/04713 on the condition that all windows overlooking the courtyard be of obscured glass due to the multiple overlooks.

**Voting: For – 4, Against – 1, Abstain – 0**

**102. Planning Decisions**

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

**103. Correspondence**

The Deputy Town Clerk read two emails to Members regarding the wall on Godolphin Road. One stating that ownership of the garden has changed and another confirming that Cornwall Council would be investigating the stability of the dumpy bags.

**104. 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.

**105. Enforcement Matters**

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

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

On the further proposition of Councillor Willey, seconded by Councillor Webb, it was

RESOLVED – that the Deputy Town Clerk report a Listed Building Consent issue to Cornwall Council.

**Voting: For – 4, Against – 0, Abstain – 1**

**Meeting closed at 7.47 pm.**

**Confirmed**

**Chair**

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