



HELSTON TOWN COUNCIL *Konsel an Dre Hellys*

The Guildhall, Helston, Cornwall, TR13 8ST

Tel: 01326 572063

Email: townclerk@helston-tc.gov.uk



27th March 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 3RD APRIL 2025 at 6.15 p.m.** for the purpose of transacting the under mentioned business.

Yours sincerely,

P S Lavelle

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 6th March 2025 (**Page 3**).
4. Matters Arising from the 6th March 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 8**).
(This item will include a period of public speaking for each application).
 - (c) To receive particulars of planning decisions (**Page 9**).
 - (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 (**Page 11**)
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 6TH MARCH 2025 AT 6.15 PM

Councillors: Councillor R J L Boase in the Chair

P M Webb
P E Williams

D Willey

M P Andrew

Officers: Miss A D Retallack (Deputy Town Clerk)

290. Absent without Apologies

Councillor Martin was absent without apologies.

291. Minutes

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

RESOLVED – that the Minutes of the Meeting held on 8th February 2025 be approved and signed as a true record.

292. Planning Applications

Category I

Recommendation

a) *Application PA25/01007*

Approval

Application Type: Tree Preservation Order

Works to trees covered by a TPO

T1 – Elm pollard to approx. 3m from ground level

St Johns House, Old Hill, Helston

For D Waite

b) *Application PA24/09585*

Approval

Application Type: Listed Building Consent

Listed Building Consent for repair or replace existing shopfront,

installation of new advertising in line with application for

advertising consent submitted separately, partial removal of

rear roof and creation of new lightwell for external plant

Peacocks, 22 Coinagehall Street, Helston

For Nelson Land Limited

c) Application PA24/09590**Approval****Application Type: Full Application****Demolition of part of the rear roof to create
internal lightwell****Peacocks, 22 Coinagehall Street, Helston****For Nelson Land Limited**

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**d) Application Number PA24/06188****Application Type: Full Application****Proposed Parking Space****Fernleigh, Godolphin Road, Helston****For Mr and Mrs Full**

Councillor R J L Boase gave a presentation.

It was proposed by Councillor R J L Boase, seconded by Councillor P E Williams, and unanimously

RESOLVED – that the Town Council recommended refusal of Application PA24/06188 due to:

- i) the proximity to the turn into Sanctuary Lane;
- ii) safety concerns due to being immediately adjacent to a pedestrian crossing, which was on a very busy pedestrian route to Helston Community College;
- iii) the close proximity to the roundabout at Turnpike;
- iv) there being no explanation of how it was proposed to bridge the listed kennel structure, including proposed splay, materials and dimensions; and
- v) the visual impact of the proposed changes upon the street scene in the conservation area especially as Fernleigh and the adjoining property were symmetrical.

e) Application Number PA24/06292**Application Type: Full Application****Proposed development of a 3 bedroom****Bungalow with off street parking for two cars****12 Coronation Place, Helston****For Mr O Chalcraft**

Councillor P E Williams gave a presentation with the aid of photographs.

After a debate, it was proposed by Councillor P E Williams, seconded by Councillor Andrew, and unanimously

RESOLVED – that the Town Council recommended approval of Application PA24/06292.

- f) Application Number PA25/00105**
Application Type: Full Application
Change of use of The Old Chapel to be used as a small Cultural and performance venue, including associated Internal and external works.
Old Chapel Helston Cemetery Meneage Road Helston
For Mr Guy Watson Trevow Helston CIC

Councillor Willey gave a presentation with the aid of photographs.

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

RESOLVED – that the Town Council recommended approval of Application PA24/06292.

- g) Application Number PA25/01166**
Application Type: Permission in Principle
Application for Permission in Principle for demolition Of existing two dwellings, and construction of minimum 6 units Maximum 8 units.
Ty Gwyn Falmouth Road Helston
For Boss Property Group Ltd

Councillor Andrew gave a presentation.

It was proposed by Councillor Willey, seconded by Councillor Webb, and

RESOLVED – that the Town Council recommended refusal of Application PA25/01166 due to:

- i) concerns about the possibility of additional entrances on to Falmouth Road and the impact on that busy road; and
- ii) there being no information about the layout or size of the units.

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

293. Planning Decisions

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

294. Exclusion of the Press and Public

On the proposition of Councillor Willey, seconded by Councillor Andrew 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.

295. Enforcement Matters

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

RESOLVED – that the Deputy Town Clerk report an enforcement issue to Cornwall Council.

Meeting closed at 7.40 pm

Confirmed

Chair

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PLANNING APPLICATIONS

<u>CATEGORY I</u>	<u>Recommendation</u>
<p>1. Application: PA24/09150 Application Type: Full Application Proposed renovation and loft conversion with dormer. 11 St Johns Road Helston Cornwall TR13 8HR For Mr Rob Macgregor</p>	Approval
<p>2. Application: PA25/01818 Application Type: Full Application Proposed front entrance porch An Hyreth, Old Hill, Helston. For Reverend D Reed the Lizard and Mounts Bay Circuit</p>	Approval
<p>3. Application: PA25/02151 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 Cornwall TR13 8GP For Mr Alan Watson</p>	Approval
<p>4. Application: PA25/02284 Application Type: Tree Preservation Order Proposal works to trees subject to a Tree Preservation Order (TPO), works include removal of row of 5 ash trees with ash dieback. They would also like to replant the area with 6 oak which they have ready. Land East Of The Yard Ratcliffes Lane Helston Cornwall For Marc Redgrave</p>	Approval

CATEGORY II

Assigned to

5. Application: PA25/01877
Application Type: Full Application
Alterations and extension to dwelling
Polwainton, Casterills Road, Helston.
For Mr & Mrs K WALCZAK

6. Application: PA25/02092
Application Type: Full Application
Proposed Ancillary Accommodation
26 Cades Parc Helston Cornwall TR13 8QS
For Mr Alan Barker

Cllr Martin

Cllr Andrew

PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL**APPROVED****PA25/00433 APPROVED**

Applicant: - Mr Sam Faulkner

Location: - 56 Bulwark Road Helston Cornwall TR13 8JG

Proposal Proposed alterations and two storey extension.

19/03/2025 PA25/00530 APPROVED

Applicant:- Mr & Mrs Wilcox

Location:- 25 Forth Gwedhen Helston Cornwall TR13 8FL

Proposal Proposed Extension and Garden Office along with parking area to front

Ward: Helston North

21/03/2025 PA25/02257 Closed - advice given

Applicant:- Rajesh Kumar Velpula

Location:- Street Record Gwealfolds Road Helston Cornwall

Proposal Under The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017 - BT intends to install fixed line broadband electronic communications apparatus.

Ward: Helston North

REFUSED**WITHDRAWN****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****PA25/00220/PRE Closed - advice given**

Applicant: - Joanne Pascoe

Location: - Helston Cemetery, Meneage Road, Helston.

Proposal Exception notice for 1x mature Macrocarpa for a failed branch hanging over a footway

10

NOT ACCEPTABLE AS AMENDMENT

PREMISES LICENCE APPLICATIONS



Before completing this form – Do you know whether any exemptions apply to the activities you intend to offer? Do you have all the licences from the Council that you need?

To find out you could take advantage of our pre-application advice service. If you do require a licence you may also want to use our application assistance and check & send services to help you get your application right first time.

The fixed fees for our **Licensing Direct** services include VAT and cover the cost of administration and delivery and are not for profit.

Access these services by calling **01872 324210** and select the option for licensing. Alternatively, email us at licensing@cornwall.gov.uk and we will contact you. Our support services can help you save time and money.

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Fifty North Ltd

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number

LI24_007883

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description
Flambards, Clodgy Ln, Helston, Cornwall

Post town

Helston

Postcode

TR13 0QA

Telephone number at premises (if any)

Non-domestic rateable value of premises

£103,000

Part 2 – Applicant details

Daytime contact telephone number			
E-mail address (optional)			
Current postal address if different from premises address			
Post town		Postcode	

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?

☒ Yes

☐ No

If not, from what date do you want the variation to take effect?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) ☐ Yes ☒ No**Please describe briefly the nature of the proposed variation** (Please see guidance note 2)

This variation is to cover the Sunday Night of 'The Spring Masked Ball' in anticipation of additional attendees wanting to stay or upgrade to a weekend ticket.

Variation is for the following:

Recorded Music: (Existing time to finish – Sunday 0400)**Start again Sunday 1200 until Midnight Sunday.****Sale of Alcohol:** (Existing time to finish – Sunday 0330)**Start again Sunday 1200 until 2330 Sunday.**

Existing Opening hours, Live Music and late Night Refreshment to stay the same as existing Licence.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment (Please see guidance note 3)	Please tick all that apply
a) plays (if ticking yes, fill in box A)	<input type="checkbox"/>
b) films (if ticking yes, fill in box B)	<input type="checkbox"/>
c) indoor sporting events (if ticking yes, fill in box C)	<input type="checkbox"/>
d) boxing or wrestling entertainment (if ticking yes, fill in box D)	<input type="checkbox"/>
e) live music (if ticking yes, fill in box E)	<input type="checkbox"/>
f) recorded music (if ticking yes, fill in box F)	<input checked="" type="checkbox"/>
g) performances of dance (if ticking yes, fill in box G)	<input type="checkbox"/>
h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	<input type="checkbox"/>
<u>Provision of late night refreshment</u> (if ticking yes, fill in box I)	<input type="checkbox"/>
<u>Supply of alcohol</u> (if ticking yes, fill in box J)	<input checked="" type="checkbox"/>

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 8)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			<u>Please give further details</u> (please read guidance note 5)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 6)
Wed			
Thur			
Fri			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 7)
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 5) DJs playing on 3 stages existing from previous nights event, all covered in the EMP and the Noise Management Plan.		
Tue					
Wed			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun	12:00	00:00			

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 5)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 8)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	<input checked="checked" type="checkbox"/>		
				Off the premises	<input type="checkbox"/>		
				Both	<input type="checkbox"/>		
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 6)				
Mon							
Tue							
Wed							
Thur						<u>Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 7)	
Fri							
Sat							
Sun	12:00	23:30					

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10)

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			<u>State any seasonal variations</u> (please read guidance note 6)
Day	Start	Finish	
Mon			
Tue			
Wed			<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 7) No change to opening times - Main site will close but campsite may remain occupied until 16:00 hours Monday 21 st April.
Thur			
Fri			
Sat			
Sun			

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.
 N/A

Please tick as appropriate

- I have enclosed the premises licence
☐
- I have enclosed the relevant part of the premises licence
☐

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

Not yet received

M

Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

Refer to existing PL

b) The prevention of crime and disorder

Refer to existing PL

c) Public safety

Refer to existing PL

d) The prevention of public nuisance

Refer to existing PL

e) The protection of children from harm

Refer to existing PL

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee; or ☒
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy. ☐
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☐
- I understand that I must now advertise my application. ☒
- I have enclosed the premises licence or relevant part of it or explanation. ☐
- I understand that if I do not comply with the above requirements my application will be rejected. ☒

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	A. Short
Date	19/03/25
Capacity	Licensee

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 14). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)

Alec Short

Post town

Post code

Telephone number (if any)

07301 136892

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)