



HELSTON TOWN COUNCIL *Konsel an Dre Hellys*

The Guildhall, Helston, Cornwall, TR13 8ST

Tel: 01326 572063

Email: townclerk@helston-tc.gov.uk



27th February 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 6TH MARCH 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 February 2025 (**Page 3**).
4. Matters Arising from the 6th February 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. (**None**)
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 FEBRUARY 2025 AT 6.15 PM

Councillors: Councillor R J L Boase in the Chair

J Martin
P E Williams

D Willey

M P Andrew

Officers: Miss A D Retallack (Deputy Town Clerk)

267. Minutes

On the proposition of Councillor Martin, seconded by Councillor P E Williams, it was
RESOLVED – that the Minutes of the Meeting held on 9th January 2025 be approved and signed as a true record.

Voting: For – 5, Against – 0, Abstain – 1

268. Cornwall Councillor 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.

269. Planning Applications

Category I

Recommendation

a) *Application PA25/00433*

Approval

Application Type: Full Application

Proposed alteration and two storey extension

56 Bulwark Road Helston

For Mr S Faulkner

b) *Application PA24/00530*

Approval

Application Type: Full Application

***Proposed Extension and Grden Office along with
parking area to front***

25 Forth Gwedhen, Helston

For Mr & Mrs Wilcox

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

b) Application Number PA25/00360

Application Type: Advertising Consent

Advertisement consent for:- Banking hubs branding and Logo with 1 no. illuminated fascia sign and 1 no. illuminated Projected sign positioned above the fascia. Within the ground floor windows, 1 no. suspended illuminated Directory of Services and 1 no. illuminated marketing posters, 1 no. A4 opening hours and 1 no. CCTV sign.

***Peacocks, 22 Coinagehall Street, Helston
For Nelson Land Limited***

Councillor Martin gave a presentation.

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

RESOLVED – that the Town Council recommended refusal of Application PA25/00360 due to the external sign (above the door) being internally lit which is in contravention of the Conservation Area criteria.

It was noted that the Town Council would be minded to recommend approval if the lighting was changed so it was eternally lit, similar to the suspended sign.

270. Planning Decisions

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

271. Correspondence

- a) The Deputy Town Clerk read information to Members from Cornwall Council about a further Call for Sites. Members advised they had nothing further to add to the submission made last year.
- b) The Deputy Town Clerk read an email from Persimmon Homes regarding street names at Trehenlis. Members considered the matter and it was proposed by Councillor R J L Boase, seconded by Councillor Willey, and unanimously

RESOLVED – that the Town Council would support the following prefixes:

An Lough
Cober
Trengrouse
Godolphin
Merlin
Sea King
Goonwyn

Clodgey
Dowr Kammel
Borth Hellys

272. Cornwall Council Interim Policy Position Statement Consultation

This item was noted.

Meeting closed at 7.15pm

Confirmed

Chair

DRAFT

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PLANNING APPLICATIONS

<u>CATEGORY I</u>	<u>Recommendation</u>
<p>1. Application PA25/01007 Application Type: Tree Preservation Order Works to trees covered by a Tree Preservation Order T1- Elm. Pollard to approx. 3m from ground level. St Johns House Old Hill, Helston. Applicant: - Daniel Waite</p>	Approval
<p>2. Application PA24/09585 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 Cornwall Applicant Mr Benjamin Budd Nelson Land Limited</p>	Approval
<p>3. Application: - PA24/09590 Application Type: Full Application Proposal Demolition of part of the rear roof to create internal lightwell. Peacocks 22 Coinagehall Street, Helston. Applicant: - Mr Benjamin Budd Nelson Land Limited</p>	Approval

CATEGORY II

Assigned to

- | | |
|--|------------------------|
| <p>4. Application PA24/06188
 Application Type: - Full Application
 Proposed Parking Space
 Fernleigh Godolphin Road, Helston.
 Applicant Mr & Mrs Full</p> | <p>Cllr R J Boase</p> |
| <p>5. Application PA24/06292
 Application Type: - Full Application
 Proposed development of a 3 bedroom
 Bungalow with off street parking for two cars.
 12 Coronation Place, Helston.
 Applicant: - Mr Oliver Chalcraft</p> | <p>Cllr P Williams</p> |
| <p>6. Application: - 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
 Applicant: - Mr Guy Watson Trevow Helston CIC</p> | <p>Cllr Willey</p> |
| <p>7. Application: - PA25/01166
 Application Type: - Permission in Principle
 Proposal 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.
 Applicant: - Boss Property Group Ltd Boss Property group Ltd</p> | <p>Cllr P Andrew</p> |

PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL**APPROVED****PA24/07702 - APPROVED**

Applicant: - Mr and Mrs James and Rachael Mitchell
 Land Adj To 21 Barton Close, Helston.
 Construction of a self-build dwelling.

PA24/07941 APPROVED

Applicant: - C Hunt
 Land Off Stag Road Stag Road, Helston.
 Construction of two dwellings and amended road position
 (Plots 59 and 63 - revised design)

PA25/00360 APPROVED

Applicant:- Mr Benjamin Budd
 Peacocks 22 Coinagehall Street, Helston.
 Advertisement consent for:- Banking hubs branding and logo with 1 no. illuminated fascia sign and 1 no. illuminated projecting sign positioned above the fascia. Within the ground floor windows, 1 no. suspended illuminated Directory of Services and 1 no. illuminated marketing posters, 1 no. A4 opening hours and 1 no. CCTV sign.

REFUSED**WITHDRAWN****SCREENING OPINION – EIA NOT REQUIRED****PRE-APPLICATION****DECIDED NOT TO MAKE A TPO****S52/S106 AND DISCHARGE OF CONDITION OF APPS****PA25/00771 S52/S106 and discharge of condition apps**

Applicant: - Mr K Day
 Fearnmore Falmouth Road Helston Cornwall TR13 8JT
 Proposal Submission of details to discharge condition 4 in relation to Decision notice PA24/06325 dated 25.10.2024.

PRIOR APPROVAL – PLANNING APPLICATION REQUIRED**PRIOR APPROVAL NOT REQUIRED**

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CLOSED ADVICE GIVEN

NOT ACCEPTABLE AS AMENDMENT

PREMISES LICENCE APPLICATIONS