

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

<u>Category I</u>	<u>Recommendation</u>
<i>a) Application PA25/01007 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</i>	<i>Approval</i>
<i>b) 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 For Nelson Land Limited</i>	<i>Approval</i>

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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