

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD IN THE GUILDHALL, HELSTON**  
**ON THURSDAY 15<sup>TH</sup> OCTOBER 2009 AT 6.15 PM**

**Councillors:** P Phillips in the Chair

N J C Devenish (Town Mayor)  
R J L Boase

K Reynolds  
Mrs V J Matthew

J P Radford-Gaby

**Officers:** Miss P J Lavelle – Assistant to the Town Clerk

**237. MINUTES**

On the proposition of Councillor Mrs Matthew, seconded by Councillor Reynolds, it was

RESOLVED – that the Minutes of the Meeting held on 1<sup>st</sup> October 2009 be approved and signed as a true record.

**238. PUBLIC PARTICIPATION**

Several neighbouring residents spoke in objection to Application PA09/01217/F and made the following points:

- Advised that previous applications for the site had been refused and gave details of the reasons;
- There was no Conservation Area application despite the site being located within the Conservation Area;
- The Application questioned the history of the site and implied that the Conservation Officer had agreed that the development could be based on the footprint of the former school;
- Would be overcrowding of the site;
- No details of sewage disposal and drainage;
- Seven years had passed since outline permission was granted;
- Application made no provision for affordable housing;
- It was irrelevant to argue that the walls should not have been Listed, the fact was they were Listed;
- The Applicant had never consulted with local residents to establish what they considered acceptable;
- Concerned with the loss of a public view;
- It was not argued that there had been a school on the site but it had never been two storey;
- Notice for the Application was listed under major development in the newspaper when it should have been listed under Conservation Area;
- The quality of life of persons affected by the Application should be taken into account;
- Site was adjacent to an area which was part of Helston Town Trail;
- Not aware of anyone who would object to the demolition of garages;

- Details of listing included a link which proved that the first jailer was governor of the workhouse and the prison was built on the site of the workhouse lockup;
- Plans referred to by the Applicant included a two storey school masters house which was never built and the buildings were not timber clad; and
- Levels for Shute Hill could not be compared to the road levels as the roads did not exist initially.

The Applicant spoke in support of Application PA09/01217/F and made the following points:

- Site has been controversial for a number of years;
- Was of the opinion that the neighbouring residents wanted something done to the site without anything being developed;
- The site was the location of a former school;
- It was suggested after 9 months of meetings with officers at Cornwall Council that the proposal be built on the footprint of the old school;
- A communal open space was best suited to 1 bedroom apartments;
- The site had never been part of the prison which was shown in the research carried out by the Applicant's daughter who had a PHD in History;
- The old plans included in the Application were for the conversion of the old workhouse which must of existed to be converted;
- An old Ordinance Survey map showed the school so it must have existed;
- Concerned that the area would attract anti-social behaviour if left in its current condition;
- Land levels could be compared to existing road levels which had not changed; and
- Whilst the school building was single storey it was 16' high.

A member of the public spoke in support of Application PA09/01217/F and advised that due to long term family history of involvement with the site he could confirm that the site of the school had never been part of the prison and he was unable to understand why neighbouring residents wished to preserve the garages.

## **239. PLANNING APPLICATIONS**

### **Category I**

### **Recommendation**

NONE

### **Category II**

- (i) ***Planning Application PA09/01217/F  
Erection of twelve apartments  
Garage Block Adjacent to The Old Gaol,  
Shute Hill, Helston  
For Graceloft Ltd***

The Mayor visited the application site and gave a presentation with the aid of photographs.

It was proposed by the Mayor, seconded by Councillor Mrs Matthew, that the Town Council recommended refusal of Application PA09/01217/F as Members were of the opinion that:

- a) the design, height and massing of the development were not in keeping with the Conservation Area and would be overdevelopment of the site;
- b) the proposal was contrary to Policy 27 of the Cornwall Structure Plan 2004; and
- c) a further flood assessment was required due to confusion with the make up of the yard and drainage from the site.

The vote was tied and therefore in accordance with Standing Order 53 Application PA09/01217/F was referred to Full Council.

## **240. ADJOURNMENT**

On the proposition of the Chairman, seconded by Councillor Radford-Gaby, it was RESOLVED - that the Meeting of the Planning Committee stood adjourned at 7.14 pm.

The Meeting of the Planning Committee resumed at 10.33 pm

## **241. PLANNING APPLICATIONS**

### **Category II**

- (ii) *Planning Application PA09/01218/O  
Erection of forty six dwellings  
Land at the rear of Falmouth Road and Clodgey Lane  
For Mr C Whitby***

Councillor Reynolds visited the application site and gave a presentation.

It was proposed by Councillor Reynolds, seconded by the Mayor, and unanimously RESOLVED – that the Town Council recommended refusal of Application PA09/01218/O as Members had concerns regarding the access to the site and requested that if a Transport Study was produced by the Applicant, Helston Town Council’s Planning Committee be given a further opportunity to consider the application.

- (iii) *Planning Application PA09/01260/F  
Change of use of premises from former estate  
agents into a charity shop  
29 Coinagehall Street, Helston  
For The Cornwall Air Ambulance Trust***

***and***

- (iv) *Planning Application PA09/01261/LBC  
Listed Building Consent for the change of use  
of premises from former estate agents into a  
charity shop***

*29 Coinagehall Street, Helston  
For The Cornwall Air Ambulance Trust*  
*and*

*(v) Planning Application PA09/01262/A  
Non illuminated hanging sign and fascia  
sign and logo  
29 Coinagehall Street, Helston  
For The Cornwall Air Ambulance Trust*

Councillor Mrs Matthew visited the application site and gave a presentation.

It was proposed by Councillor Mrs Matthew, seconded by Councillor Radford-Gaby, and unanimously

RESOLVED – that the Town Council recommended approval of Applications PA09/01260/F, PA09/01261/LBC and PA09/01262/A.

#### **242. PLANNING DECISIONS**

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

#### **243. CORRESPONDENCE RELATING TO PLANNING APPLICATIONS**

**i) Consultation on Planning Applications** – The Assistant to the Town Clerk advised that a letter had been received from Cornwall Council regarding the Local Council Protocol with the Planning and Regeneration Service relating to consultations on applications. The letter requested clarification on the best way for Members to receive the initial views of the Cornwall Council Planning Case Officer. Following a brief debate it was proposed by the Chairman, seconded by Councillor Reynolds, and

RESOLVED – that Members requested that the initial views be e-mailed to Helston Town Council at the earliest opportunity before the Town Council's Planning Committee Meeting, preferably as soon as possible after the site visit.

**ii) Satisfaction Questionnaire** – The Assistant to the Town Clerk advised that a letter had been received from Cornwall Council confirming that the Planning and Regeneration Service were working on a programme of improvement. Cornwall Council requested that a Satisfaction Questionnaire be completed to enable them to measure how well they were doing. It was agreed that an item be placed on the next agenda for the completion of a Satisfaction Questionnaire.

#### **244. PLANNING ENFORCEMENT MATTERS**

**i) Enforcement Reports** – The Assistant to the Town Clerk informed Members that an Enforcement Report had been received from Cornwall Council detailing a complaint received regarding the breach of Condition 4 attached to the Planning Decision Notice for a property in Wendron Street.

**ii) Enforcement Complaint** – The Assistant to the Town Clerk advised that a complaint had been received regarding the removal on trees at the Castle Green car park. On investigation of the complaint the Tree Officer at Cornwall Council had confirmed that he had authorised the removal of one tree on the grounds of highway safety but the works carried out were beyond those requirements. The Tree Officer further advised that the most suitable course of action was to submit an Enforcement Complaint. On the proposition of Councillor Reynolds, seconded by Councillor Radford-Gaby, it was

RESOLVED – that an Enforcement Complaint be submitted for the removal of trees within a Conservation Area.

**Meeting Closed at 10.58pm**

**Confirmed**

**Chairman**