

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE GUILDHALL, HELSTON
ON THURSDAY 5TH NOVEMBER 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: Mr C Dawson – Town Clerk
Miss P J Lavelle – Assistant to the Town Clerk

267. Declarations of Interest

Councillor R.J.L. Boase advised that he no longer had an interest in Application PA09/01320/RM as his employer had sold the land involved in the Application. Councillor R.J.L. Boase then declared an interest in Application PA09/01274/F as an employee of the Applicant.

The Chairman declared a personal interest in Application PA09/01320/RM as a neighbouring resident.

268. Minutes

On the proposition of Councillor Mrs Matthew, seconded by Councillor Radford-Gaby, it was

RESOLVED – that the Minutes of the Meeting held on 15th October 2009 be approved and signed as a true record.

The Mayor entered the meeting at 6.18pm

269. Public Participation

The Applicant spoke on behalf of Application PA09/01268/F and made the following points:

- The Medical Centre was 20 years old and past a useful state;
- It was not possible to build a new centre;
- He was working in conjunction with a local pharmacy to build an extension which would include a pharmacy;
- There was currently no additional space for new doctors;
- The Medical Centre was well known as a training practice for young doctors;
- He wished to improve facilities as staff currently had to share desks and offices; and
- The population of Helston had grown over 20 years without an increase in health cover.

A neighbouring resident spoke in objection to Application PA09/01251/F and raised concerns regarding the lack of parking in the area, the reduction of light to neighbouring properties and the safety of pedestrians, particularly children, using the footpath.

Councillor Mrs Haycock advised that a neighbouring resident had concerns regarding access to the back of their property and suggested that consideration be given to keeping the footpath, which went through the site, open whilst work was in progress.

270. Planning Applications

Category I

Recommendation

- | | |
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| <p>(i) <i>Planning Application PA09/01198/LBC
Listed Building Consent for the replacement
of windows to dwelling
2 Penrose Road, Helston
For Mr J Gossip</i></p> | <p><i>Approval subject to the
consent of the
Conservation Officer</i></p> |
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It was proposed by the Mayor, seconded by Councillor Mrs Matthew, and unanimously

RESOLVED – that the recommendation be approved per the Category I list and the Cornwall Council Planning Officer advised accordingly.

Category II

Councillor Phillips declared a personal interest in the following item.

Councillor Mrs Matthew took the Chair at 6.27pm

- (ii) *Planning Application PA09/01320/RM
Erection of Class A1 foodstore, petrol filling
station, car park, servicing and associated
development
Flambards Theme Park, Clodgey Lane, Helston
For Sainsbury's Supermarket Ltd***

The Mayor gave a presentation and informed Members that the application was for reserved matters which only required comments on the design and appearance of the foodstore and the landscaping of the site.

Councillor Reynolds informed Members that the design of the building was a material planning consideration. It was then proposed by Councillor Reynolds, seconded by Councillor Radford-Gaby, and

RESOLVED – that the Town Council recommended refusal of Application PA09/01320/RM as Members were of the opinion that the design of the building was not appropriate for the area.

It had been proposed by the Mayor, seconded by Councillor R.J.L. Boase, that Application PA09/01320/RM be approved. This motion failed.

Councillor Phillips resumed the Chair at 6.47pm

***(iii) Planning Application PA09/01251/F
Erection of two detached dwellings
Sanctuary Lane, Helston
For Coastline Housing***

Councillor Mrs Matthew visited the application site and gave a presentation with the aid of photographs.

It was proposed by Councillor Reynolds, seconded by Councillor Mrs Matthew, and

RESOLVED – that the Town Council recommended approval of Application PA09/01251/F provided that:

- a) the south east corner of the boundary wall for unit B was rounded off and a Condition was placed on the boundary walls of both properties to restrict their height to 1m, in order to ensure pedestrian safety; and
- b) the footpath was stopped up or diverted prior to commencement of the works in the interest of pedestrian safety.

***(iv) Planning Application PA09/01268/F
Erection of extension to premises
Helston Medical Centre, Trengrouse Way, Helston
For Helston Medical Centre***

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

RESOLVED – that the Town Council recommended approval of Application PA09/01268/F.

***(v) Planning Application PA09/01274/F
Erection of 28m Tower Ride
The Flambards Experience, Helston
For Mr J Hale***

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

It was proposed by Councillor Mrs Matthew, seconded by Councillor Reynolds, and

RESOLVED – that the Town Council recommended approval of Application PA09/01274/F subject to the approval of RNAS Culdrose.

The Town Clerk left the meeting at 7.35pm

***(vi) Planning Application PA09/01287/F
Erection of extension to factory and relocation
of parking
Spiral Construction Ltd, Water Ma Trout, Helston
For Mr E Nicholls***

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

It was proposed by the Chairman, seconded by Councillor Reynolds, and

RESOLVED – that the Town Council recommended approval of Application PA09/01287/F.

- (vii) Planning Application PA09/01292/LBC
Listed Building Consent for the conversion
of stable building to a health spa
Nansloe Manor Hotel, Helston
For Mrs B Carr**

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 approval of Application PA09/01292/LBC subject to the Conservation Officer's consent as Members were of the opinion that the proposed development would be an improvement of a disused building.

- (viii) Planning Application PA09/01336/F
Erection of single storey office building
Nansloe Manor Hotel, Helston
For Mrs B Carr**

and

- (ix) Planning Application PA09/01337/LBC
Listed Building Consent for the erection of
single storey office building
Nansloe Manor Hotel, Helston
For Mrs B Carr**

Councillor Reynolds visited the application site and gave a presentation.

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

RESOLVED – that the Town Council recommended approval of Applications PA09/01336/F and PA09/01337/LBC subject to the Conservation Officer's consent as Members were of the opinion that the proposed development was in keeping with the existing restoration.

- (x) Planning Application PA09/01351/F
Installation of replacement of window and
re-instatement of sun blinds
Anglo Asia, 2 The Parade, Helston
For Mr M Choudhury**

Councillor Radford-Gaby visited the application site and gave a presentation with the aid of photographs.

Whilst it was noted that Members would support the re-instatement of the sun blinds subject to the Conservation Officer's approval and did not object to the replacement of the windows in principle, it was proposed by Councillor Radford-Gaby, seconded by the Mayor, and unanimously

RESOLVED – that the Town Council recommended refusal of Application PA09/01351/F as Members were of the opinion that the proposed replacement windows were not in keeping with the remaining windows in the building, the windows of the neighbouring properties nor the Conservation Area.

- (xi) *Planning Application PA09/01095/A*
Display of one illuminated fascia sign and two illuminated signs on the ATM machine
11, Meneage Street, Helston
For Messrs Abbey

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

It was proposed by the Chairman, seconded by Councillor Reynolds, and

RESOLVED – that the Town Council recommended approval of Application PA09/01095/A as the precedent for illuminated signs on ATM machines had already been set.

- (xii) *Planning Application PA09/01382/F*
Erection of extension to dwelling
54 Godolphin Road, Helston
For Mr & Mrs Millington

Councillor R.J.L. Boase visited the application site and gave a presentation.

It was proposed by Councillor R.J.L. Boase, seconded by Councillor Reynolds, and unanimously

RESOLVED – that the Town Council recommended approval of Application PA09/01382/F subject to a Condition that the trellis infills were not replaced with an alternative material.

271. Planning Decisions

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

272. Correspondence Relating to Planning Applications

Application PA09/01085/F – The Assistant to the Town Clerk advised that a letter had been received from Cornwall Council confirming that Application PA09/01085/F for the replacement of windows, construction of decked area and reinstatement of sun blinds at 2 The Parade, Helston had been withdrawn.

273. Planning Enforcement Matters

i) Enforcement Updates – The Assistant to the Town Clerk advised that an acknowledgement had been received from Cornwall Council confirming that an investigation was being carried out into the removal of trees at the Castle Green Car Park.

The Assistant to the Town Clerk further advised that an e-mail had been received from the Case Officer at Cornwall Council to confirm that the complaint regarding the replacement of a fascia sign in Coinagehall Street had been investigated and she was of the opinion that the sign did not materially affect the character of a Listed Building.

ii) Enforcement Reports – The Assistant to the Town Clerk informed Members that an Enforcement Report had been received from Cornwall Council detailing complaints received regarding the erection of a conservatory at Kellaway Park and the erection of a chimney to an existing dwelling at Gweal Wartha.

274. Planning and Regeneration Service Satisfaction Questionnaire

Members considered the Cornwall Council Planning and Regeneration Satisfaction Questionnaire and agreed responses. It was proposed by the Chairman, seconded by Councillor Reynolds, and

RESOLVED – that the questionnaire be completed as agreed.

Meeting Closed at 8.37pm

Confirmed

Chairman