

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD IN THE GUILDHALL, HELSTON**  
**ON THURSDAY 3<sup>RD</sup> DECEMBER 2009 AT 6.15 PM**

**Councillors:** P Phillips in the Chair

R J L Boase  
K Reynolds

Mrs V J Matthew  
J P Radford-Gaby

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

**324. Apologies**

An apology for non-attendance was received from the Mayor who had another commitment.

On the proposition of Councillor R.J.L. Boase, seconded by Councillor Reynolds, it was

RESOLVED – that the Apology be received and accepted.

**325. Minutes**

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

RESOLVED – that the Minutes of the Meeting held on 19<sup>th</sup> November 2009 be approved and signed as a true record.

**326. Planning Applications**

**Category I**

**Recommendation**

There were no Category I Applications.

**Category II**

- (i) *Planning Application PA09/01348/F  
Change of use and extension to shop to form a  
residential dwelling  
Rear of 18 Meneage Street, Helston  
For Trevan Properties*

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

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

RESOLVED – that the Town Council recommended refusal of Application PA09/01348/F as Members were of the opinion that there was evidence the premises was viable as a retail outlet, and it was contrary to the Town Council’s policy of maintaining retail premises located within the core shopping area.

Members observed that the plans appeared to be inaccurate.

- (ii) *Planning Application PA09/01451/F***  
***Erection of extension and alterations to dwelling***  
***Meadowlands, Old Hill, Helston***  
***For Mr N Thurley***

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 Radford-Gaby, and unanimously

RESOLVED – that the Town Council recommended approval of Application PA09/01451/F.

- (iii) *Planning Application PA09/01462/F***  
***Replacement extension to dwelling***  
***45 Church Hill, Helston***  
***For Ms S Bangay***

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

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

RESOLVED – that the Town Council recommended approval of Application PA09/01462/F.

### **327. Planning Decisions**

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

### **328. Correspondence Relating to Planning Applications**

**i) Application PA09/01218/O** – The Assistant to the Town Clerk advised that a letter had been received from Cornwall Council confirming that Application PA09/01218/O for the erection of forty six dwellings on land at the rear of Falmouth Road and Clodgey Lane had been withdrawn.

**ii) Proposed Sainsbury’s Store** - The Chairman advised that following an invitation from Cornwall Council to participate in a pre-application discussion meeting with Officers from Cornwall Council and representatives of the Applicant, a meeting had taken place the previous Tuesday. The Chairman further advised that he had been contacted by the proprietor of the neighbouring business with several concerns which he then detailed.

Following a detailed debate it was proposed by the Chairman, seconded by Councillor Reynolds, and unanimously

RESOLVED – that the Town Council supported the revised design viewed at the pre-application discussion meeting with the Assistant Head of Planning and representatives from Sainsbury’s and recommended that it be approved.

Members requested that the traffic situation be reassessed to consider the following points:

- The location of the bus stop was sited at a considerable distance from the store;
- The bus route exiting the site, which had to cross two lanes of traffic entering into Flambards;
- That the entrance into Flambards was two lanes in but only one out, whilst the entrance to the store was one lane in and two lanes out;
- The existing Gays Hill extension be blocked to through traffic at both ends; and
- The north exit of Gays Hill be widened and visibility improved.

Members further requested that environmental concerns regarding surface water drainage be further investigated.

Members were of the opinion that the boundary between Flambards and Sainsbury’s should be a secure boundary.

### **329. Planning Enforcement Matters**

**i) Enforcement Updates** – The Assistant to the Town Clerk informed Members that a letter had been received from an Enforcement Officer at Cornwall Council confirming that, the trees adjacent to the Castle Green Car Park were felled on the grounds of highway safety and it was intended that replacement trees be planted. The Assistant to the Town Clerk advised that as this was contrary to the information provided by Cornwall Council’s Tree Officer, a copy of the letter had been sent to him and he had advised that he would monitor the situation until the trees were replaced.

The Assistant to the Town Clerk further advised that an update had been received from Cornwall Council regarding the Enforcement Complaint for works to trees at Castle Green confirming that, due to their growing position, the trees were not covered by a Tree Preservation Order and therefore there was no breach of planning control.

**ii) PA09/01351/F** – Councillor Radford-Gaby advised that he had spoken to the Case Officer at Cornwall Council regarding Application PA09/01351/F and the subsequent Enforcement Complaint following the replacement of the shop front without planning permission. An e-mail was then received from the Case Officer requesting that Members reconsidered the application as the windows installed were of an amended design. It was proposed by Councillor Radford-Gaby, seconded by Councillor Reynolds, and

RESOLVED – that the Town Council supported the amended design of the windows installed at Anglo Asia, 2 The Parade, Helston and recommended Approval.

**330. Cornwall Council Pre-application Process Consultation**

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

RESOLVED – that the Cornwall Council Pre-application Process Consultation be deferred until the Planning Committee meeting held on 17<sup>th</sup> December 2009.

**Meeting Closed at 7.30pm**

**Confirmed**

**Chairman**