

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE GUILDHALL, HELSTON
ON THURSDAY 4TH FEBRUARY 2010 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

410. Apologies

An apology for non-attendance was received from Councillor Radford-Gaby who was unwell.

On the proposition of the Mayor, seconded by Councillor Mrs Matthew, it was
RESOLVED – that the Apology be received and accepted.

411. Declarations of Interest

Councillor R.J.L. Boase declared a personal interest in Applications PA09/01602/F and PA09/01603/LBC as he lived opposite the property but advised that it was not a prejudicial interest as he would not be able to see the proposed roof light and it would have no impact on his property.

412. Minutes

On the proposition of the Mayor, seconded by Councillor Mrs Matthew, it was
RESOLVED – that the Minutes of the Meeting held on 21st January 2010 be approved and signed as a true record.

413. Public Participation

A neighbouring resident spoke in objection to Application PA10/00024/O and made the following points:

- the proposed development would obstruct the view from his property;
- his property would be overlooked by a block of flats which would impinge on his privacy;
- the proposal would change the character of the area;
- he was of the opinion that the entrance was not well thought out as it was currently difficult to exit his property onto the Falmouth Road and believed that an access road at the other end of the site would be a better option;
- the development would exacerbate the parking problem that the end house currently experienced which caused the occupiers to block the footpath; and
- he was of the opinion that the Applicant did not intend to build the properties but believed that he wished to sell the land and was seeking planning permission to increase the land value.

The Applicant spoke in support of Application PA10/00024/O and made the following points:

- the application site was landlocked by the Tesco development and land scheduled for housing which prevented an access road at the other end of the site;
- Cornwall Council's Highways Department were happy with the access onto the roundabout and believed that it would act as a safety measure by creating a new junction which would slow the traffic using the roundabout from the Falmouth Road; and
- he had negotiated with the owner of the neighbouring site but he was not willing to sell any land for an access road.

414. Planning Applications

Category I

Recommendation

There were no Category I applications.

Category II

- (i) ***Planning Application PA09/01604/F
Extension to rear of dwelling
5 Gwendrona Close, Helston
For Mr & Mrs C Pascoe***

The Mayor visited the application site and gave a presentation.

It was proposed by the Mayor, seconded by Councillor Mrs Matthew, and

RESOLVED – that the Town Council recommended approval of Application PA09/01604/F as Members were of the opinion that the proposed extension would not impinge on the privacy of neighbouring properties.

- (ii) ***Planning Application PA10/00024/O
Erection of forty six dwellings
OS Field 6100, Clodgey Lane, Helston
For Mr C Whitby***

Councillor Reynolds gave a presentation during which he read letters of objection from neighbouring residents and an e-mail from Mr Sendall of Cornwall Council's Highways Department. On the proposition of Councillor Reynolds, seconded by Councillor Mrs Matthew, it was

RESOLVED – that Standing Orders be suspended to enable the Applicant to respond to Members' queries.

In response to Members' questions the Applicant advised that the play area would be surrounded by a dwarf wall with a railing on top and it would have safety gates. The Applicant further advised that the three storey buildings would be sited adjacent to Tesco on the southern side of the plot and only kitchen, utility and bathroom windows of the buildings on the north side of the plot would face the houses in Falmouth Road.

On the proposition of Councillor Reynolds, seconded by the Chairman, it was
RESOLVED – that Standing Orders be resumed.

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

RESOLVED – that the Town Council recommended refusal of Application PA10/00024/O as Members were of the opinion that the access/ egress for the site onto a busy roundabout would be hazardous.

*(iii) Planning Application PA09/01602/F
Installation of conservation roof light
The Old Vicarage, 4 Cross Street, Helston
For Mr P Parsons*

and

*(iv) Planning Application PA09/01603/LBC
Listed Building Consent for installation of
conservation roof light
The Old Vicarage, 4 Cross Street, Helston
For Mr P Parsons*

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

RESOLVED – that the Town Council recommended approval of Applications PA09/01602/F and PA09/01603/LBC.

Councillor R.J.L. Boase declared an interest in this item and abstained from the vote.

*(v) Planning Application PA10/00048/F
Change of use of shop to form part of existing
dwelling and alterations to windows
70 Meneage Street, Helston
For Mr & Mrs B P Wills*

Councillor Reynolds gave a presentation with the aid of photographs on behalf of Councillor Radford-Gaby.

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

RESOLVED – that the Town Council recommended approval of Application PA10/00048/F as the premises were not located within the core shopping area and were not viable as a retail outlet.

The Mayor voted against the motion.

- (vi) ***Planning Application PA10/00062/F***
First floor extension to dwelling
26 Pine Close, Helston
For Mr & Mrs A Breasley

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 Mrs Matthew, that Application PA10/00062/F be refused as Members were of the opinion that it impinged on the privacy of the neighbouring properties. This motion failed.

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

RESOLVED – that the Town Council recommended approval of Application PA10/00062/F.

415. Planning Decisions

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

416. Correspondence Relating to Planning Applications

i) Application PA09/01217/F – The Assistant to the Town Clerk advised that a letter had been received from the Planning Officer at Cornwall Council to confirm that Application PA09/01217/F was due to go before Cornwall Council's Planning Committee on Tuesday 9th February 2010 and confirmed that a representative from the Town Council could speak on the Application at the meeting. On the proposition of the Mayor, seconded by Councillor Reynolds, it was

RESOLVED – that the Chairman attend the Cornwall Council Planning Committee meeting to speak on Application PA09/01217/F.

417. Planning Enforcement Matters

i) Enforcement Updates – The Assistant to the Town Clerk informed Members that she had received an update from Cornwall Council regarding the complaints relating to the installation of a roof light in Coinagehall Street and the erection of a conservatory extension to existing dwelling in Treveth Lane. The Enforcement Officer had advised that both complaints were anonymous and they were logged but not investigated in accordance with Cornwall Council's Enforcement Strategy.

418. Planning Training

The Assistant to the Town Clerk requested that Members determine the required subject areas for the Planning Training on the 9th March 2010 and circulated details of two planning training events as examples of the content available. Members requested that the details of the two training examples be circulated to all Members who had expressed an interest in attending the training and each Member be asked to respond with their preferred subject areas.

419. Pre-application Discussion Procedure

The Mayor expressed the opinion that the pre-application discussion procedure should be amended to state that ‘Appropriate notes will be taken of the pre-application discussion and submitted at the following meeting’. It was proposed by Councillor Reynolds, seconded by Councillor Mrs Matthew, and

RESOLVED – that the Pre-application Discussion Procedure be accepted as amended.

Meeting Closed at 7.33pm

Confirmed

Chairman