

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE GUILDHALL, HELSTON
ON THURSDAY 1ST APRIL 2010 AT 6.15 PM

Councillors: Mrs V J Matthew in the Chair

N J C Devenish (Town Mayor) K Reynolds
R J L Boase J P Radford-Gaby

Officers: Miss P J Lavelle – Assistant to the Town Clerk
 Mrs S Price – Administrative Assistant

532. Declarations of Interest

Councillor R J L Boase declared an interest in Application PA10/00218/F as an employee of the applicant.

533. Minutes

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

RESOLVED – that the Minutes of the Meeting held on 18th March 2010 be approved and signed as a true record.

534. Public Participation

Several members of the public spoke in objection to Application PA10/00260/F and made the following points:

- The exterior finish in wood cladding was not in keeping with the site;
- There was no sewage drainage shown on plans and drainage was currently at capacity;
- There were concerns over the height of the proposed development;
- Listed Building Consent had not been applied for and a number of works on site would affect listed walls;
- The proposed development would obstruct the natural light to Shute Hill and the neighbouring properties;
- The proposed development would be overcrowding and over-development of the site;
- The plans do not state the height of the bin store wall;
- The bin store was not large enough for the number of properties;
- Parking on site was against the recommendation of the Conservation Officer; and
- Sanctuary Lane was not suitable as an access road for vehicles.

The Applicant spoke in support of Application PA10/00260/F and made the following points:

- The development had been reduced in size to include parking on site and was now not so intrusive to neighbouring properties;
- The exterior finish of wood was added at the request of the Conservation Officer however the option of a slate finish was possible; and
- Plans show the ridge height of the former school and the Shute Hill wall was higher at that time.

A member of the public spoke in objection to Applications PA10/00235/F and PA10/00238/F and made the following points:

- Both Applications were not in the interests of highway safety as they provided both pedestrian and vehicular access onto the transition road;
- The proposed applications were over development of the sites;
- Application PA10/00235/F was contrary to Kerrier District Council's former decision that the site was designated as amenity land and should not be developed; and
- Application PA10/00238/F was not in keeping with the rest of the development and the property would be overlooked by surrounding 3-storey flats.

535. Planning Applications

<u>Category I</u>	<u>Recommendation</u>
<i>(i) Planning Application PA10/00164/F Replacement of fence with wall 1 Bulwark Road, Helston For Mr D Mundy</i>	<i>Approval</i>
<i>(ii) Planning Application PA10/00218/F Erection of double garage with store room above Culdrose Cottage, Helston Downs, Helston For Mr J Hale</i>	<i>Approval</i>
<i>(iii) Planning Application PA10/00246/F Single storey extension on rear elevation, first floor extension on side elevation and replacement of windows 34 Cunnack Close, Helston For Mr S Roux</i>	<i>Approval</i>
<i>(iv) Planning Application PA10/00262/F Erection of a replacement store and bicycle stand Lakeside Café, Porthleven Road, Helston For Mr & Mrs Stone</i>	<i>Approval</i>
<i>(v) Planning Application PA10/00272/F Construction of petrol filling station, including kiosk, 4 petrol pump islands and associated works Flambards Theme Park, Clodgey Lane, Helston For Sainsbury's Supermarkets Ltd</i>	<i>Approval</i>

- (vi) *Planning Application PA10/00277/F*
Extension to dwelling
6 Green Crescent, Helston
For Mr & Mrs M Johns *Approval*
- (vii) *Planning Application PA10/00303/F*
Two storey extension to dwelling
3 Gwealdues, Helston
For Mrs E Summers *Approval*
- (viii) *Planning Application PA10/00308/TPO*
Felling of a Sycamore tree, lopping of two Sycamore
trees and coppicing of a Sycamore tree
Land to the rear of Parc Alpine,
Ratcliffes Lane, Helston
For Mr M Redgrave *Approval*

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

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

Councillor R J L Boase declared an interest in application PA10/00218/F and took no part in the vote.

Category II

- (ix) *Planning Application PA10/00260/F*
Erection of 9 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.

Following a detailed debate it was proposed by Councillor Radford-Gaby, seconded by Councillor Reynolds, and

RESOLVED – that the Town Council recommended approval of Application PA10/00260/F, provided that:

- a) the surface water drainage be adequately dealt with to prevent flooding;
- b) the dwellings be slate clad on both sides;
- c) the roof height of the dwellings be reduced by excavating the foundations further;
and
- d) the height of the north west boundary wall be determined to ensure that it was sufficiently high to protect the privacy of neighbouring properties.

The Mayor voted against the motion.

The Chairman abstained from the vote.

It had been proposed by the Mayor, seconded by the Chairman that the Town Council recommend refusal as Members were of the opinion that

- a) the application was inaccurate, specifically the Design and Access Statement;
- b) the design, appearance and layout was an over-development of the site;
- c) the design as presented in the plan using timber cladding was not in keeping with the historic nature of the site; and
- d) the issue of potential flooding of the site had not been resolved.

This motion failed.

- (x) ***Planning Application PA10/00227/A
Installation of 2 fascia signs attached to
café and 3 hording signs
Lakeside, Porthleven Road, Helston
For Mr & Mrs Stone***

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 refusal of Application PA10/00227/A as Members were concerned that the sign located on the Porthleven Road would be hazardous to highway safety.

Members advised that they would be mindful to support the Application if the sign on the Porthleven Road was relocated to a site approved by the Highway's officer.

- (xi) ***Planning Application PA10/00235/F
Erection of a dwelling and detached domestic garage
Plot 2, Land at An Henlys, Helston
For Midas Homes***

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 unanimously

RESOLVED – that the Town Council recommended refusal of Application PA10/00235/F as Members were of the opinion that no vehicular access should be formed onto the transition road in the interest of highway safety and the site was designated as amenity land and should not be developed.

- (xii) ***Planning Application PA10/00238/F
Erection of a dwelling and detached domestic garage
Plot 1, Land at An Henlys, Helston
For Midas Homes***

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 refusal of Application PA10/00238/F due to Condition 9 of Decision Notice PA04/00068/O which prevents the formation of an access onto the transition road in the interest of highway safety.

*(xiii) Planning Application PA10/00279/F
Erection of dwelling and domestic garage
39A Church Hill, Helston
For Mrs C C Harris & Mrs M M Thomas*

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

RESOLVED – that this application be deferred until 15th April meeting.

536. Planning Decisions

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

537. Correspondence Relating to Planning Applications

i) **Application PA10/00024/O** – Further to Min. No. 495(i)/2009 Councillor Reynolds advised that he had attended the Cornwall Council Planning Committee Meeting on 23rd March to speak on Application PA10/00024/O. He informed Members that a plan showing a revised layout for the roundabout at the development entrance/exit had been presented at the Meeting and confirmed that the application had been approved. On the proposition of Councillor Reynolds, seconded by the Mayor, it was

RESOLVED – that a letter be sent to Cornwall Council to express Members disappointment at not being consulted on the revised road layout for Application PA10/00024/O.

538. Planning Enforcement Matters

i) **Enforcement Complaints** – The Assistant to the Town Clerk informed Members that an acknowledgement had been received from Cornwall Council regarding the Enforcement Complaint that been previously submitted regarding damage to a cobbled area in Church Street.

Meeting Closed at 8.02pm

Confirmed

Chairman