

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE GUILDHALL, HELSTON
ON THURSDAY 15TH APRIL 2010 AT 6.15 PM

Councillors: Mrs V J Matthew in the Chair

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

K Reynolds
J P Radford-Gaby

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

546. Minutes

On the proposition of Councillor J.P. Radford-Gaby, seconded by Councillor R.J.L. Boase, it was

RESOLVED – that the Minutes of the Meeting held on 1st April 2010 be approved and signed as a true record.

547. Public Participation

The Agent spoke in support of Application PA10/00279/F and made the following points:

- The application was subject to pre-application consultation advice with Cornwall Council officers who were satisfied with the initial proposals;
- He had been made aware of the concerns of neighbouring residents and had amended the plans to reduce overlooking;
- The proposal was acceptable in the light of advice included in the Cornwall Design Guide for Residential Development and DCLG Planning Factsheet on Privacy and Overlooking;
- There were eye-level boundary walls and residential curtilages were separated by a footpath serving Helston Community College; and
- In accordance with advice in the Cornwall Design Guide no window in the proposed dwelling was facing any habitable room of an existing dwelling within a distance of 21m.

Several neighbouring residents spoke in objection to Application PA10/00279/F and made the following points:

- The arrangements for parking and turning of vehicles were a cause of concern;
- The increased traffic could damage underground pipes beneath the access road;
- The proposal would be an overdevelopment of a small site;
- There would be a loss of privacy to buildings on the south side of the plot;
- Previous planning permission was for a single storey dwelling;
- The proposal was not in keeping with the surrounding bungalow estate;
- The only two storey buildings in the area fronted directly onto Church Hill;
- Access onto Church Hill was difficult;
- The proposal would impinge on light to neighbouring properties; and
- Objected to the proposed development because of the height of the building and would have no problem with a lower development.

548. Planning Applications

Category I

Recommendation

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| <p><i>(i) Planning Application PA10/00295/F
Extension and alteration to dwelling
26 Manor Way, Helston
For Mr & Mrs D Peacock</i></p> | <p><i>Approval</i></p> |
| <p><i>(ii) Planning Application PA10/00299/F
Extension to school
Parc Eglos School, Parc Eglos, Helston
For Parc Eglos School</i></p> | <p><i>Approval</i></p> |
| <p><i>(iii) Planning Application PA10/00324/F
Conservatory extension to dwelling
35 Loe Valley Road, Helston
For Mr R Attwood</i></p> | <p><i>Approval</i></p> |

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.

Category II

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

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

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

RESOLVED – that the Town Council recommended refusal of Application PA10/00279/F as
Members were of the opinion that the application was an over development of the site and
overbearing due to the height of the proposed building.

Members advised that they would be mindful to support an application for a single
storey building possibly with a slightly larger footprint than the proposed dwelling.

- (v) ***Planning Application PA10/00376/FE
Extension of time for the erection of a dwelling
22 Meneage Road, Helston
For Mrs P Schofield***

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

RESOLVED – that the Town Council supported an extension of time for Application PA07/00281/O but Members were unable to make a determination on Application PA10/00376/FE due to ambiguities contained in the information supplied.

549. Planning Enforcement Matters

i) Discharge of discoloured water – Further to Min. No. 497.ii)/2009 Councillor J.P. Radford-Gaby advised that he had witnessed the discharge of water into the Kennels and confirmed that the water no longer appeared to be discoloured. He further expressed the opinion that it was clean ground water being pumped out of the basement and did not believe it would pollute the Kennel.

Meeting Closed at 6.56pm

Confirmed

Chairman