

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE GUILDHALL, HELSTON
ON THURSDAY 20TH MAY 2010 AT 6.15 PM

Councillors: Mrs V J Matthew in the Chair

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

K Reynolds
J P Radford-Gaby

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

595. Declarations of Interest

The Mayor advised that he did not have an interest in Application PA10/03052 as his employer was not involved and was only listed as the postal address.

596. Minutes

On the proposition of Councillor J.P. Radford-Gaby, seconded by Councillor Devenish, it was unanimously

RESOLVED – that the Minutes of the Meeting held on 6th May 2010 be approved and signed as a true record.

597. Public Participation

The Applicant spoke in support of Application PA10/03063 to advise that he had been appalled at the condition of the site when it had been used as a recycling centre and wished to make the best use of the land. He further advised that the site would be made secure with security fencing and CCTV with the existing buildings being demolished.

598. Planning Applications

Category I

Recommendation

*(i) Planning Application PA10/03041
Extensions to dwelling
7 Nanscober Place, Helston
For Mr & Mrs S Dunn*

Approval

It was proposed by the Mayor, seconded by Councillor J.P. Radford-Gaby, and

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

Category II

- (ii) Planning Application PA09/00621/F**
Conversion of barn to form a dwelling and
erection of seven dwellings
Land at St Johns, St Johns Road, Helston
For Messers Speck & Pearce

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

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

RESOLVED – that the Town Council recommended refusal of Application PA09/00621/F as Members were of the opinion that the sequential testing did not prove that the sustainability benefits of the development outweighed the flood risk and as previously recommended the proposed development:

- a) would be an overdevelopment of the site;
- b) could cause a potential hazard with the access and egress to the site located near a busy junction;
- c) would exacerbate the risk of flooding when located on a flood plain;
- d) was not in keeping with the scale, height, massing, alignment and design of the surrounding buildings; and
- e) would significantly harm the character and appearance of the Conservation Area.

- (iii) Planning Application PA10/03048**
Erection of two flats (amended design)
29 Coinagehall Street, Helston
For Mr S Kearsley & Mr A Harris

The Mayor visited the application site and gave a presentation.

It was proposed by the Mayor, seconded by Councillor Devenish, and

RESOLVED – that the Town Council recommended refusal of Application PA10/03048 as Members were:

- a) of the opinion that the timber cladding on the east elevation was unsuitable in the Conservation Area; and
- b) concerned that the two bin storage areas appeared to have been removed.

- (iv) ***Planning Application PA10/03052
Erection of Class A1 foodstore, petrol filling station,
car park, servicing and associated development without
compliance with Condition 14 of Decision Notice Number
PA08/00341/OM dated 14 May 2009
Flambards Theme Park, Clodgy Lane, Helston
For Sainsbury's Supermarket Ltd***

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 PA10/03052 as Members were concerned with the adverse affect of noise on the properties immediately opposite the junction of Gay's Hill with Clodgy Lane (A394).

- (v) ***Planning Application PA10/03063
Change of use from hauliers yard, workshop and
storage unit to container storage (Use Class B8)
Newham Quarry, Newham Lane, Newham, Helston
For Mr A Dunn***

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

On the proposition of Councillor J.P. Radford-Gaby, seconded by Councillor Reynolds, 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 20 foot to 30 foot containers would be located on the site to be used for self-storage and the containers would only be moved when they had to be replaced.

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

RESOLVED – that Standing Orders be resumed.

On the proposition of the Chairman, seconded by the Mayor, it was

RESOLVED – that the Town Council recommended approval of Application PA10/03063.

599. Correspondence Relating to Planning Applications

i) Application PA10/00279/F – The Assistant to the Town Clerk informed Members that a letter had been received from Cornwall Council confirming that Application PA10/00279/F was due to go before Cornwall Council's Planning Committee on 25th May. She further advised that Councillor J.P. Radford-Gaby had indicated that he wished to speak on behalf of Helston Town Council at the meeting. On the proposition of the Chairman, seconded by the Mayor, it was

RESOLVED – that Councillor J.P. Radford-Gaby attend the Cornwall Council Planning Committee Meeting to speak on Application PA10/00279/F.

ii) Application PA10/00346/F – The Assistant to the Town Clerk advised that she had received an e-mail from the Case Officer for Application PA10/00346/F which confirmed that he was minded to approve the application and requested confirmation of how the Town Council wished to proceed. Following a brief debate it was proposed by Councillor Reynolds, seconded by Councillor Devenish, and

RESOLVED – that Members requested that Application PA10/00346/F be considered by Cornwall Council's Planning Committee

Meeting Closed at 7.09pm

Confirmed

Chairman