

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE GUILDHALL, HELSTON
ON THURSDAY 3RD JUNE 2010 AT 6.15 PM

Councillors Present:

R J L Boase (Town Mayor)	K Reynolds	M H Thomas
N J C Devenish	Mrs V J Matthew	J P Radford-Gaby

Councillors also Present:

R Williams (from the time indicated), Mrs S M E Swift, D C Swift (from the time indicated), R R Pryor and Mrs W A Radford-Gaby

Officers: Mr C Dawson – Town Clerk

33. Election of Chairman

On the proposition of Councillor Devenish, seconded by the Mayor, Councillor Mrs Matthew was nominated for Chairman, also, on the proposition of Councillor Radford-Gaby, seconded by himself, Councillor Reynolds was nominated for Chairman. On being put to the vote, it was

RESOLVED – that Councillor Mrs Matthew be elected as Chairman of the Planning Committee.

It was further proposed by the Mayor, seconded by the Chairman, and

RESOLVED - that the Mayor (Councillor R J L Boase) be elected as Vice-Chairman.

Councillor Reynolds abstained from the vote.

34. Declarations of Interest

The Mayor declared a personal and prejudicial interest in agenda item 6(b)(2) as the Applicant was his employer.

35. Minutes

On the proposition of Councillor Devenish, seconded by the Mayor, it was

RESOLVED – that the Minutes of the Meeting held on 20th May 2010 be approved and signed as a true record.

Councillor Thomas did not vote as he was not present at that meeting.

36. Public Participation

Cllr Mrs Swift commented on the lack of detail, such as the Application address, in the Minutes regarding Correspondence and Enforcement Matters. Councillor J P Radford-Gaby agreed and upon his proposition, seconded by Councillor Devenish, it was unanimously

RESOLVED – that more location detail be included in future Planning Committee Minutes.

The Applicant spoke in support of Application PA10/03210 stating that he understood his neighbour and written to object to part of the proposals. He advised that he would consult the neighbour to discuss resolving any issues, however, he was of the opinion that the proposals would not increase the overlooking problem that already existed. The Applicant further advised that he had provided the Town Clerk with photographs taken from within his property showing the existing views. The Applicant then advised that he was prepared to erect a fence on top of the existing boundary hedge to alleviate some of the overlooking.

37. Planning Applications

Category I

Recommendation

- (i) *Planning Application PA10/03111
Display of 2 internally illuminated totem signs
1 internally illuminated building sign and
repositioning of 5 flagpoles
Flambards Theme Park, Clodgey Lane, Helston
For Sainsbury's Supermarket Ltd* **Approval**

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

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

The Mayor declared an interest in this item and did not vote. He also advised that he had no input into the selection of the Category I applications.

Category II

- (ii) *Planning Application PA10/03002
Extensions and alterations to dwelling
Culdrose Cottage, Helston Downs, Helston
For Mr J Hale*

The Mayor, having declared a personal and prejudicial interest in this item, left the meeting at 6.33pm.

Councillor Reynolds visited the application site and gave a presentation.

It was proposed by Councillor Reynolds, seconded by Councillor Devenish, and unanimously

RESOLVED – that the Town Council recommended approval of Application PA10/03002.

The Mayor returned to the meeting at 6.36pm.

**(iii) Planning Application PA10/03210
Conversion of roof space into living accommodation
and extensions to dwelling
Hers-an-Myn, Hillcrest, Helston
For Mr & Mrs Dryburgh**

The Chairman visited the application site and gave a presentation with the aid of photographs. The Chairman read out a letter from the immediate neighbour objecting to some of the proposals.

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

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

The Applicant confirmed the views in the photographs provided and answered further questions.

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

RESOLVED – that Standing Orders be resumed.

Following further debate, it was proposed by the Chairman, seconded by Councillor Radford-Gaby, and

RESOLVED – that the Town Council recommended approval of Application PA10/03210 provided the decking area was reduced to the minimum required by Building Regulations for the safe ingress and egress from the patio doors and the door of the new living area extension.

Councillor D C Swift entered the meeting at 6.50pm

Councillor R Williams entered the meeting at 6.55pm

38. Planning Decisions

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

39. Site Inspection Panel Meetings

Councillor Reynolds advised that he had attended the site meeting regarding 39a Church Hill that morning as Councillor J P Radford-Gaby was unable to attend. Councillor Reynolds advised that concerns had been expressed including: the height of the proposed building, access onto the road and the safety of school children. Councillor Reynolds further advised that the Application would be put before the Cornwall Council area Planning Committee at its next meeting. Councillor J P Radford-Gaby confirmed that he would be able to attend to speak on the Council's behalf.

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

RESOLVED – that Councillor J P Radford-Gaby attend the Cornwall Council Area Planning Committee meeting to speak on behalf of the Town Council regarding 39a Church Hill.

40. Correspondence Relating to Planning

i) PA10/00238/F – Plot 1, Land at An Henlys, Helston

The Town Clerk advised that notification had been received informing that the above Application had been approved, with conditions, contrary to the Town Council's recommendations.

ii) Tesco Development

Councillor Devenish informed the Committee that he had seen a hoarding advertising an Opticians to be located within the new Tesco Supermarket. Councillor Devenish reminded Members that representatives of Tescos had assured them the new store would be a food store and not a Tesco Extra.

On the proposition of Councillor Devenish, seconded by Councillor Reynolds, it was unanimously

RESOLVED – that the Town Clerk write to Tescos and Cornwall Council to clarify whether or not the new store would be a Tesco Extra.

41. Planning Enforcement Matters

i) Councillor Devenish expressed concern regarding the builders' materials outside of the Willows development and requested that the Town Clerk follow-up a previous Enforcement complaint.

Following a brief debate it was proposed by Councillor Devenish, seconded by Councillor Reynolds, and

RESOLVED – that the Town Clerk follow-up the Town Council's Enforcement complaint regarding the Willows development, as a matter of urgency.

Meeting Closed at 7.20pm

Confirmed

Chairman