

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE**  
**HELD IN THE GUILDHALL, HELSTON**  
**ON THURSDAY 1<sup>ST</sup> JULY 2010 AT 6.15 PM**

**Councillors:** Mrs V J Matthew in the Chair

N J C Devenish

K Reynolds

J P Radford-Gaby

R J L Boase (Town Mayor)

M H Thomas

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

**97. Minutes**

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

RESOLVED – that the Minutes of the Meeting held on 17<sup>th</sup> June 2010 be approved and signed as a true record.

**98. Planning Applications**

**Category I**

**Recommendation**

There were no Category I applications.

**Category II**

- (i) *Planning Application PA10/03201*  
*Retention and completion of residential development*  
*for 66 dwellings(amended design)*  
*Phase 3, Land Off Clodgey Lane, Helston*  
*For Taylor Wimpey Developments Ltd*

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

RESOLVED – that the Town Council recommended approval of Application PA10/03201.

**(ii) Planning Application PA10/03016  
Conversion of shop to form flat  
38 Church Street, Helston  
For Mr M Gordon**

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 PA10/03016 as:

- a) no economic viability test had been provided with the Application;
- b) Members had not seen the premises advertised as a retail outlet for the statutory period; and
- c) Members resisted the loss of retail space within the town.

**99. Planning Decisions**

The Assistant to the Town Clerk informed Members that letters had been received from Cornwall Council confirming the reasons for the decision to refuse Applications PA10/00279/F (erection of a dwelling and domestic garage at 39A Church Hill) and PA10/00324/F (a conservatory extension to dwelling at 35 Loe Valley Road).

**100. Site Inspectional Panel Meetings**

Councillor Reynolds advised that further to Minute No. 59 i)/2010 he had attended the site meeting regarding Application PA10/00346/F (erection of two dwellings on the plot to the rear of 117 Meneage Street) and gave a report.

**101. Cornwall Council Planning Committee Meetings**

Councillor Reynolds informed Members that he had attended the Local Council Planning Forum as Helston Town Council's representative and gave a report. Councillor Reynolds advised that further to Minute No. 59 i)/ 2010 he had raised Members' concerns regarding the format of the Cornwall Council Planning Committee meetings and had been advised that Cornwall Council were aware of the issue and were formulating a protocol to resolve the problem. The Assistant to the Town Clerk advised that she had not written to the Chairman of the West Sub-Area Planning Committee following advice from the Town Clerk that the Committee Clerk at Cornwall Council would not know if a site meeting was recommended for an Application and would therefore not be able to alter the order of the Agenda and requested Members' confirmation on how to proceed. It was proposed by Councillor Reynolds, seconded by the Chairman, and

RESOLVED – that the letter to the Chairman of the West Sub Area Planning Committee was not required as Cornwall Council were establishing a protocol to resolve the issue.

## **102. Correspondence Relating to Planning Applications**

**i) Legitimate Planning Considerations** – The Assistant to the Town Clerk advised that guidance regarding legitimate planning considerations had been received from Cornwall Council (circulated in Members' folders).

**ii) Request for a pre-application discussion** – The Assistant to the Town Clerk advised that in June she had been contacted by the Agent for Application PA10/00266/O (development of the Gwealdues Hotel site) and in accordance with the Town Council's pre-application discussion procedure the Chair and Vice-Chair had authorised the Mayor and Councillor Devenish to attend a meeting. She further advised that the Agent had contacted her that day to suggest potential dates for the meeting and advised that the preferred date was during the day on Monday 5<sup>th</sup> July. Following a brief debate it was proposed by the Chairman, seconded by Councillor Radford-Gaby, and

RESOLVED – that the Mayor and Councillor Reynolds attend a pre-application meeting with the Agent, the Cornwall Council Planning Officer and the Cornwall Council Local Ward Member on Monday 5<sup>th</sup> July.

**iii) Planning Training** – The Assistant to the Town Clerk advised that the training requests had been submitted for those Members who had responded and requested details of the training requirements from the remaining Members.

**iv) PA10/03210 and PA09/01514/O** – The Assistant to the Town Clerk advised that she had been contacted by the Case Officer regarding Applications PA10/03210 (alterations to dwelling at Hers-an-Myn, Hillcrest) and PA09/01514/O (erection of a dwelling at Carpuan, Clodgey Lane) to confirm that he was minded to approve both applications and to confirm how the Town Council wished to proceed under the approved Local Council Protocol. It was proposed by Councillor Reynolds, seconded by the Chairman, and unanimously

RESOLVED – that Members agreed that Application PA10/03210 be determined under delegated powers.

It was further proposed by Councillor Reynolds, seconded by the Mayor, and

RESOLVED – that Members agreed that Application PA09/01514/O be determined under delegated powers.

**v) Local Council Planning Forum** – Councillor Reynolds advised that he had been contacted by Cornwall Councillor Clayton following his attendance at the Local Council Planning Forum and advised that Councillor Clayton had been given a new role in Planning and wished to speak with him regarding Helston Town Council's Planning procedures. Councillor Reynolds then requested Members' permission to be involved in discussions on behalf of the Planning Committee. It was proposed by Councillor J P Radford-Gaby, seconded by Councillor Devenish, and

RESOLVED – that Councillor Reynolds be authorised to speak to Councillor Clayton on behalf of Helston Town Council's Planning Committee.

### **103. Planning Enforcement Matters**

**i) Enforcement Update** – The Assistant to the Town Clerk informed Members of an update regarding the complaint at the Willows for damage to the cobbled area. This item was noted.

**ii) PA10/00260/F (The Garages, Shute Hill)** – The Chairman informed Members of complaints that she had received from neighbouring residents and advised that damage had occurred to the listed wall adjacent to Shute Hill, Helston. Following a detailed debate it was proposed by Councillor Devenish, seconded by Councillor Reynolds, and unanimously

RESOLVED – that a letter be sent to Cornwall Council to request that, as the listed wall had required demolition, it be rebuilt using the same stone in a style that was appropriate with the approval of the Conservation Officer.

**iii) Tesco Development** – Councillor J P Radford-Gaby queried if a response had been received further to Minute No. 40 ii)/ 2010. Following confirmation that it had not, it was proposed by Councillor J P Radford-Gaby, seconded by Councillor Devenish, and unanimously

RESOLVED – that a further letter be sent to Tesco to confirm whether the new store would be a Tesco Extra and the letter be copied to the Local Cornwall Councillors.

### **104. Planning Application Letter**

The Chairman advised that she had received a request from Councillor Mrs Haycock suggesting that it would be beneficial if Helston Town Council's Planning Application Letter also recommended that the public send a letter containing their comments to the Local Cornwall Council Member. A detailed debate ensued during which two Members advised that they had made amendments to the Planning Application Letter. On the proposition of Councillor Devenish, seconded by Councillor J P Radford-Gaby, it was

RESOLVED – that the Assistant to the Town Clerk collate the versions of the Planning Application Letter and produce a draft for approval at the following Planning Committee meeting.

**Meeting Closed at 7.52pm**

**Confirmed**

**Chairman**