

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE GUILDHALL, HELSTON
ON THURSDAY 5TH AUGUST 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

151. Apologies

An apology for late attendance was received from Councillor Devenish.

152. Minutes

On the proposition of Councillor Thomas, seconded by the Chairman, it was

RESOLVED – that the Minutes of the Meeting held on 15th July 2010 be approved and signed as a true record.

153. Public Participation

The Applicant spoke regarding Application PA10/03454 to advise that they had addressed the comments raised by the owner of the neighbouring plot in their letter and advised they were willing to answer questions if required.

A neighbouring resident spoke in objection to Application PA10/04159 advising that she had submitted a letter which fully detailed her concerns and made the following points:

- the Applicant wished to put an extension on the right side of the property which the front of her house faced;
- she would look out of her property at a wall 11m long by 8m high;
- there would be no sunshine in the garden from September/ October to April;
- the first floor window and Juliet balcony did not comply with the 21m general rule and would overlook two bedroom windows and the garden, not allowing privacy; and
- she would be happy for a single storey extension at the proposed location or a two storey extension on the opposite side of the property where there was more room in the garden

Councillor Devenish entered the meeting at 6.23pm.

154. Planning Applications

Category I

Recommendation

- | | |
|---|--|
| <p>(i) <i>Planning Application PA10/03551</i>
<i>Restoration of dwelling</i>
<i>80 Meneage Street, Helston</i>
<i>For Mr A Wooding</i></p> | <p><i>Approval subject to the</i>
<i>Conservation Officer's</i>
<i>Consent</i></p> |
| <p>(ii) <i>Planning Application PA10/03552</i>
<i>Listed Building Consent for the renovation</i>
<i>of dwelling</i>
<i>80 Meneage Street, Helston</i>
<i>For Mr A Wooding</i></p> | <p><i>Approval subject to the</i>
<i>Conservation Officer's</i>
<i>Consent</i></p> |
| <p>(iii) <i>Planning Application PA10/03923</i>
<i>Extensions and alterations to dwelling</i>
<i>45 Church Hill, Helston</i>
<i>For Ms S Bangay</i></p> | <p><i>Approval</i></p> |
| <p>(iv) <i>Planning Application PA10/04216</i>
<i>Conservatory extension to dwelling</i>
<i>44 Seneschall Park, Helston</i>
<i>For Miss K Moore</i></p> | <p><i>Approval</i></p> |

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

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

Category II

- (v) *Planning Application PA10/03454*
First floor extension to dwelling and replacement
domestic garage/workshop
The Bungalow, Prospect Place, Helston
For Mr & Mrs D Folds

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

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

RESOLVED – that the Town Council recommended approval of Application PA10/03454 as Members were of the opinion that the proposal would not significantly alter the foot print of the property and the ridge height would not be increased.

On the proposition of the Chairman, seconded by Councillor J P Radford-Gaby, it was RESOLVED – that Application PA10/04159 be brought forward.

Councillor Devenish declared a prejudicial interest in Application PA10/04159 as the Applicant was a customer of his and left the meeting at 6.51pm.

**(vi) *Planning Application PA10/04159
Extensions and alterations to dwelling
Marlborough, Hillcrest, Helston
For Mr & Mrs P Mitchell***

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 PA10/04159 as Members were of the opinion that:

- a) the design, height and layout of the proposed extension would be overbearing;
- b) the proposal would impinge on the privacy and cause loss of light to the neighbouring property; and
- c) the proposed extension would cause a loss of amenity for the adjoining property.

Councillor Devenish returned to the meeting at 7.03pm

**(vii) *Planning Application PA10/03641
Extensions and alterations to dwelling and replacement
garage
49 Godolphin Road, Helston
For Mr A Myers***

Councillor Reynolds visited the application site and gave a presentation.

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

RESOLVED – that the Town Council recommended approval of Application PA10/03641 subject to the approval of the Conservation Officer and provided that the existing access to the adjacent property's wall for maintenance purposes was maintained.

**(viii) *Planning Application PA10/03918
Certificate of Lawfulness for the existing use of first
floor of premises as a single dwelling
38 Church Street, Helston
For Mr M Gordon***

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

RESOLVED – that the Town Council recommended approval of Application PA10/03918 as Members confirmed that the first floor of the property had been used as a dwelling.

- (ix) Planning Application PA10/03047**
Change of use of barns to mixed use events and
education facility for young people
Barns at Crasken Farm, Helston
For Mr D Sim

Councillor Devenish advised that he was of the opinion that the proposed application could affect large numbers of residents and required further time to enable him to properly consult with those affected. He further advised that he had contacted the Assistant to the Town Clerk who had spoken to the Case Officer and had obtained an extension until the next Planning Committee meeting.

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

RESOLVED – that this application be deferred until the Planning Committee meeting on 19th August 2010.

- (x) Planning Application PA10/04084**
Variation of Conditions 15 and 16 attached to planning
permission PA08/00873/FM dated 14th May 2009 for
the erection of a replacement food store together with
associated servicing area and car parking
Tesco, Clodgey Lane, Helston
For Tesco Stores Ltd

The Chairman explained the amendments to Conditions 15 and 16 requested by the Applicant. Following a detailed debate it was proposed by Councillor Devenish, seconded by Councillor J P Radford-Gaby, that Application PA10/04084 be refused in the interest of public safety. There being a tied vote, in accordance with Standing Order 15.1.v, the matter was referred to Full Council.

- (xi) Planning Application PA10/04099**
Construction of single storey extension
7 St Johns Road, Helston
For Mr A Crapp

The Mayor visited the application site and gave a presentation.

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

RESOLVED – that the Town Council recommended approval of Application PA10/04099 subject to the approval of the Conservation Officer.

155. 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 grant approval for Applications PA10/03111 (signage at Flambard's Theme Park), PA10/03210 (extensions to dwelling at Hers-an-Myn, Hillcrest) and PA10/03233 (retention of conservatory at 15 Treveth Lane).

156. Correspondence Relating to Planning Applications

i) Planning Champion – The Assistant to the Town Clerk advised that she had received an e-mail from Sandra Maddern at Cornwall Council advising that Councillor Mike Clayton had been appointed as the Planning Champion for Cornwall Council. She further advised that Councillor Clayton had asked to attend to observe the Planning Committee meeting and had requested to speak to Members regarding his role at the conclusion of the meeting.

ii) Application PA10/03454 – Members expressed concern regarding a comment received from the Case Officer in response to questions for the Chairman on the subject of Application PA10/03454 (extension to dwelling at the Bungalow, Prospect Place). The Chairman agreed to circulate her original e-mail to enable the Case Officers response to be considered in context and it was agreed that a Member would request an item on a future agenda if they wished to discuss the issue further.

157. Planning Enforcement Matters

i) Untidy Condition of Land – The Assistant to the Town Clerk informed Members she had been made aware of the untidy condition of land at Prospect Place, Helston where a large quantity of building waste had been dumped. Following a brief debate it was proposed by Councillor Devenish, seconded by the Mayor, and

RESOLVED – that the Assistant to the Town Clerk submit an Enforcement Complaint regarding the untidy condition of land at Prospect Place.

ii) Removal of a Cornish Hedge – The Assistant to the Town Clerk further advised that a Cornish Hedge which bordered 9 Parc Ledden and Higher Well Lane had been removed and replaced with a granite faced wall and the works also appeared to obstruct the kennel at the base of the wall. Following a brief debate it was proposed by the Mayor, seconded by Councillor Devenish, and unanimously

RESOLVED – that the Assistant to the Town Clerk submit an Enforcement Complaint regarding the removal of a Cornish Hedge and replacement with a granite faced wall between 9 Parc Ledden and Higher Well Lane and the possible obstruction of the kennel.

iii) The Willows Development – The Chairman advised that the discharge of water appeared to have stopped at the Willows Development but the bins continued to be stored on the pavement at the front of the premises. She further advised that an item of electrical apparatus appeared to be stored under a tarpaulin adjacent to the bins at the front of the premises. Councillor Devenish then expressed concern that the building work appeared to have finished but the cobbled area had not been returned to its original condition. Following a detailed debate it was proposed by Councillor Devenish, seconded by Councillor Radford-Gaby, and

RESOLVED – that:

- a) Planning Enforcement be contacted regarding the Enforcement Complaint for the condition of the cobbled area which remained outstanding; and
- b) an Enforcement Complaint be submitted regarding the storage of an item of electrical apparatus on the pavement at the front of the property.

Meeting Closed at 8.11pm

Confirmed

Chairman