

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE GUILDHALL, HELSTON
ON THURSDAY 18TH AUGUST 2011 AT 6.15 PM

Councillors: J P Radford-Gaby in the Chair

N J C Devenish

K Reynolds

R J L Boase (Town Mayor)

Mrs V J Matthew

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

190. Apologies

An apology for non-attendance was received from Councillor Thomas who was on holiday.

On the proposition of the Chairman, seconded by Councillor Mrs Matthew, it was RESOLVED – that the Apology be received and accepted.

191. Minutes

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

RESOLVED – that the Minutes of the Meeting held on 4th August 2011 be approved and signed as a true record.

192. Public Participation

The Agent spoke in support of Application PA11/04436 circulating additional documents to assist with the interpretation of the plans, and made the following points:

- He stressed that the Application was for Outline Planning Permission only;
- In respect of the comment regarding overdevelopment it was advised that the proposal was only two percent bigger than the footprint of the existing buildings on the site and only five percent larger than the neighbouring development at 6 Monument Road so he did not believe it was over development;
- In respect of the comment regarding the proposed development not being in keeping with the Conservation Area, he advised that the proposal was to replace two poor quality buildings constructed with materials including concrete tiles and corrugated metal;
- he further advised that he had consulted with the Conservation Officer and expressed the opinion that the proposal was in keeping with the Conservation Area giving examples of buildings in the vicinity which included wood cladding and confirmed that the material finish was not fixed;
- In response to the concern of loss of light, he advised that the proposed flats would not be taller than Merlin and confirmed that the development would only cause shading over approximately three quarters of the garden for Merlin from mid afternoon to 4pm;

- He further advised that the development would not restrict light to the property for Merlin and confirmed that he was willing to accept a condition to require a daylight survey to demonstrate this;
- In response to a question, he confirmed that the ridge height of the proposed flats was approximately 3.5m higher than the existing garage;
- He advised that the proposed flats were approximately 850mm higher than the Castle Green Cottages:
- There were no windows overlooking Merlin so it would not impinge on the privacy of the neighbouring property;
- With reference to the comment that the development impinged on a public view, he advised that the existing properties were not pleasant to look at and expressed the opinion that the proposed development, with additional planting, would enhance the view;
- the proposed development was not four storey but three storey plus the use of the roof space;
- In respect of a comment that the proposed development was not of a similar style to nearby buildings, he advised that he could identify seventy-five buildings of a similar style within the surrounding area;
- He further advised that only two stories of the development would be visible from Monument Road with the three stories only being visible from within the site;
- The ridge height of the proposed houses would only be approximately 1400mm higher than the existing bungalow;
- He had tried to follow the street scene down the road on the Conservation Officer's advice with the proposed houses being approximately 500mm lower than 6 Monument Road;
- He advised that he was not out to destroy Helston and expressed the opinion that the proposed development would be an improvement of the existing buildings reiterating that he was willing to discuss the material finish.

The Chairman reminded Members that the additional documents circulated by the Agent did not form part of the Application.

Councillor Mrs Haycock advised that a neighbouring resident had asked her to confirm that he was of the opinion that the concerns he had raised at the previous meeting were still valid.

193. Planning Applications

Category I

Recommendation

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| <p>(i) <i>Planning Application PA11/06060</i> <i>Felling of two sycamore trees and crown reduction of one sycamore tree</i> <i>1-6 Lower Silver Hill, Helston</i> <i>For Penwith Housing Association</i></p> | <p><i>Approval - Subject to the Tree Officer's Consent</i></p> |
| <p>(ii) <i>Planning Application PA11/06326</i> <i>Crown lift one sycamore tree and laterally reduce branches of one apple tree</i> <i>53 Wendron Street, Helston</i> <i>For Mr P Carroll</i></p> | <p><i>Approval - Subject to the Tree Officer's Consent</i></p> |

(iii) Planning Application PA11/06328
Felling of two sycamore trees, felling of one eucalyptus tree, crown lift of one horse chestnut tree and felling of one cypress tree
Old Coach House,
17 Coinagehall Street, Helston
For Mr D Grattan-Kane

Approval - Subject to the Tree Officer's Consent

It was proposed by Councillor Mrs Matthew, seconded by Councillor Reynolds, and unanimously

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

Category II

There were no Category II applications

194. Planning Decisions

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

195. Further Consideration of Application PA11/04436

Planning Application PA11/04436
Redevelopment of garage and dwelling and construction of 4 houses and 5 flats with associated works
Castle Green Garage & Shasta,
Castle Green & Monument Road, Helston
For Mr Ian Dean

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

RESOLVED – that the Town Council reconsider Application PA11/04436 on the basis of new material considerations.

The Mayor gave a presentation outlining the proposal and made particular mention to the following points:

- the windows of the proposed flats which were located along the pathway overlooked a communal courtyard but expressed the opinion that this did not impinge on the privacy of users as the area was currently overlooked by the Castle Green Cottages;
- there was an overlooking issue for the pathway;
- the wall of the proposed flats which faced the neighbouring resident would be a similar height to the existing wall of the garage;
- only two stories of the proposed houses near Monument Road were visible from the road;
- the tree planting scheme would reduce the visibility of the development from Monument Road;

- the ridge height of the proposed houses was approximately 2.8m higher than the neighbouring bungalow at 7 Monument Road and approximately 500mm lower than 6 Monument Road; and
- the ridge height of the proposed flats would be approximately 3.5m higher than the existing building.

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

RESOLVED – that Standing Order 1.14 be suspended to allow the Agent to respond to a question.

In response to a question the Agent confirmed that the west wall of the proposed houses would be approximately 2.8m closer to the neighbouring property.

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

RESOLVED – that Standing Order 1.14 be resumed.

Following a detailed debate it was proposed by the Mayor, seconded by Councillor Mrs Matthew, and

RESOLVED – that the Town Council recommended approval of Application PA11/04436 subject to a light survey being carried out and further discussion on the material finish.

Councillor Devenish voted against the Motion.

Meeting Closed at 7.04pm

Confirmed

Chairman