

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN THE GUILDHALL, HELSTON
ON THURSDAY 15TH DECEMBER 2011 AT 6.15 PM

Councillors: J P Radford-Gaby in the Chair

R Williams
N J C Devenish

R J L Boase (Town Mayor)
K Reynolds

M H Thomas

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

The Chairman welcomed Councillor Williams onto the Planning Committee.

440. Declarations of Interest

Councillor Devenish declared a prejudicial interest with an item of correspondence from Mr N Pengelly as a close friend of the correspondent.

441. Minutes

On the proposition of Councillor Devenish, seconded by Councillor Thomas, it was RESOLVED – that the Minutes of the Meeting held on 1st December 2011 be approved and signed as a true record.

442. Public Participation

The Applicant spoke in support of Application PA11/10067 to advise that the solar photovoltaic array would be installed in the corner of one field so it would not be visible to the surrounding area. He confirmed that it currently cost £10,500 in electricity for his milking parlour and with the array it was hoped that this would be reduced by two thirds.

Councillor Williams queried the effect of the proposal on aircraft. Mr Benny confirmed that the panels were only approximately 2.5m high.

443. Planning Applications

Category I

Recommendation

- (i) *Planning Application PA11/09380*
Application Type: Full Application
Formation of parking space and installation
of platform lift to provide access to property
8 Jubilee Terrace, Bullock Lane, Helston
For Mr L Roberts

Approval

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

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

Category II

- (ii) ***Planning Application PA11/09084***
Application Type: Full Application
Erection of a dwelling
117 Meneage Street, Helston
For Westlink Cornwall Ltd

Councillor Devenish visited the application site and gave a presentation.

Following a detailed debate it was proposed by Councillor Devenish, seconded by the Chairman, and unanimously

RESOLVED – that the Town Council recommended refusal of Application PA11/09084 as Members were of the opinion that:

- a) the Design and Access Statement was inaccurate as it quoted two dwellings when the Application was for one dwelling;
- b) the Application did not fall within the Conditions set out in Decision Notice number PA09/00335/O, namely Condition 4 which stated that *'notwithstanding the details submitted as part of the application drawing number 09/19/01, the dwelling should be of traditional single storey construction and the roof area space should not be used for living accommodation purposes in the interests of visual amenity and to protect the residential amenities enjoyed by the neighbouring residential properties'*;
- c) the Proposal was overdevelopment of the site; and
- d) the highways access on Prospect Place would not sustain two additional vehicles and would exacerbate the existing hazardous junction.

- (iii) ***Planning Application PA11/10067***
Application Type: Full Application
Installation and operation of a solar photovoltaic array and associated equipment with a maximum array height of 2.6m and a maximum installed capacity of 50kW
Higher Nansloe Farm, Nansloe, Helston
For E-tricity Limited

Councillor Reynolds visited the application site and gave a presentation.

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

RESOLVED – that the Town Council recommended approval of Application PA11/10067.

444. Planning Decisions

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

445. Correspondence Relating to Planning Applications

Councillor Devenish declared a prejudicial interest and left the meeting at 6.44pm.

i) Presentation – The Assistant to the Town Clerk advised that correspondence had been received from Mr N Pengelly who had expressed an interest in making a presentation to Helston Town Council regarding a prospective local produce outlet. It was proposed by the Chairman, seconded by Councillor Reynolds, and unanimously

RESOLVED – that Mr Pengelly be invited to make a presentation to the Planning Committee at the next meeting on 5th January 2012.

Councillor Devenish returned to the meeting at 6.46pm

ii) Concerns raised by a member of the public – The Chairman advised that he had been contacted by a member of the public who had expressed concern regarding a development in Sanctuary Lane not being built in accordance with the plans and enquired what action should be taken. The Assistant to the Town Clerk confirmed that this issue had been included as an outstanding enforcement item following notification of an Enforcement Complaint. The Assistant to the Town Clerk further advised that she would be able to provide Members with further details regarding the complaint at the following meeting when she had received an update from the Enforcement Officer.

Councillor Thomas queried whether it would be beneficial for him to view the development site so he was aware of the concerns raised by the member of the public. The Chairman confirmed that he had no objection to this.

446. Potential Planning Enforcement Matters

i) Building Works, Lady Street – Further to Min. No. 417 i)/ 2011 the Assistant to the Town Clerk advised that she had carried out some investigations regarding the building works but confirmed that she required additional time to obtain further information regarding the proposed development and would report back to Members at the following meeting.

Meeting Closed at 6.49pm

Confirmed

Chairman