

## **FALMOUTH TOWN COUNCIL**

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 28<sup>th</sup> April 2025 in the Atherton Suite, The Old Post Office, Falmouth at 6.00 pm.

Present: Councillors S D Eva (Chair), D E Clegg (Vice Chair), G F Evans MBE, A J Jewell CC, J Robinson, B M A Ross, J M Spargo and Z Young.

Councillor D V Evans BEM also attended.

In Attendance: AM Williams (Town Clerk)  
E Middleditch (Administration Officer)  
H Attree (Administrative Assistant)

Also Attended: D Jones, A&P Group (PA25/01598)  
J Gidman (PA25/01598)  
J Walkden (PA25/01598 & PA25/02667)  
R Maurice (The Cornish Bank Café & Restaurant)

The Chair reminded attendees that the Council had committed to the Civility and Respect Pledge, that is to treat everyone participating in the meeting tonight with civility and respect in their roles. For us respect is treating others with dignity, recognizing boundaries, being non-judgmental and accepting of differences. Behaviour breaching that commitment will not be tolerated. In dealing with the business of the meeting we will adhere to our agenda and the processes set out in our Standing Orders. Please be aware that the meeting is a public one and there may be recordings of your participation.

### **P6333 APOLOGIES**

None

### **P6334 INTERESTS AND DISPENSATIONS**

Councillor Eva declared a non-disclosable interest in PA25/02650 as his daughter is an acquaintance of the applicant and he left the meeting during the discussion.  
Councillor Clegg took the chair for that matter.

### **P6335 MINUTES**

It was proposed by Councillor Eva, seconded by Councillor Clegg and

RESOLVED that the minutes of the Planning and Licensing Committee held on the 7<sup>th</sup> April 2025 be approved as a correct record of the proceedings and signed by the chair.

### **P6336 PLANNING APPLICATIONS**

Members considered a list of planning applications which had been commented on by the Chair and Vice-Chair, under the delegated procedure agreed in accordance with Minute 6/2474 of the meeting held on the 3<sup>rd</sup> April 2000 and amended by Minute P3017.

It was proposed by Councillor Eva, seconded by Councillor Jewell and

RESOLVED that the observations set out in Appendix I, which forms part of these minutes be approved and adopted as the observations of the Town Council.

Members considered a list of planning applications not dealt with under the delegated procedure outlined above. The Chair reported in respect of those applications as appropriate.

It was proposed by Councillor Jewell, seconded by Councillor Eva and

RESOLVED that the Town Council makes the observations set out in Appendix II which forms part of these minutes.

**P6337 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic

Members duly noted road closure on North Parade, Tehidy Terrace and Stratton Terrace, Falmouth from 28th April 2025 to 2nd May 2025 (09:30 hours to 17:00 hours) for South West Water to carry out works.

Members duly noted road closure on St Anthony Way on 5th May 2025 (10:30 to 18:00 hours) for VE Day Street Party to occur.

Members duly noted road closure on Cliff Road and Castle Drive, Falmouth on 11th May 2025 (06:00 to 16:00 hours) for Falmouth Race for Life 2025.

Members duly noted road closure on Arwenack Street and Bank Place from 15th May 2025 to 16th May 2025 (21:00 to 06:00 hours) for Sunbelt Rentals to carry out works.

Members duly noted road closure on Vernon Place, Falmouth from 19th May 2025 to 24th May 2025 (07:30 to 18:00 hours) for National Grid to carry out works.

Members duly noted road closure on Mongleath Road, Falmouth from 27th May 2025 to 29th May 2025 (24 hours) for South West Water to carry out works.

Dedication of area of verge at Silverdale Road, Falmouth

Members duly noted the dedication of the verge as highway maintainable at the public expense.

Hackney Carriage/Private Hire Vehicle, Operator and Driver Licensing

Members duly noted the draft revised policy on taxi and private vehicle hire.

**P6338 DECISION LIST**

Members duly noted a list of recent planning decisions made by Cornwall Council.

P6339 **LICENSING**

The Cornish Bank Cafe and Restaurant, 34 Church Street, Falmouth

Members duly considered a variation to the license to allow the outdoor seating area to be extended to 2230 and allow recorded music indoors and outdoors.

The applicant advised that the minor extension from 9pm to 1030pm would allow for extended food trading selling pizza in the back garden which would also prevent crowds from gathering at the front of the premises whilst smoking. There would be no recorded music.

It was proposed by Councillor Eva, seconded by Councillor Young and

RESOLVED to support the variation to the licence.

Street Trading Application

Members duly considered grant application from Mr Mike Lewin, trading as 'Crab Shack', Cliff Road, Falmouth (location attached) who wishes to trade at Queen Mary Road, Falmouth from grant of consent until 31st October 2025 Mondays to Sundays 08:30 to 16:00 selling food and drink.

It was proposed by Councillor Jewell, seconded by Councillor Robinson and

RESOLVED to refuse the grant application as there are already too many traders along Queen Mary Road with noisy generators.

P6340 **ANY LATE RECEIVED PLANNING APPLICATIONS THAT THE CHAIR CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chair declared the meeting closed at 7.10pm.

Signed: ..... Dated: .....

## **APPENDIX I**

**28<sup>TH</sup> APRIL 2025**

- 1. Arwenack** **Mr Timothy Collins**  
**(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))**  
Replace 3x white upvc windows at rear of property with green painted timber windows. To repaint all remaining windows in matching green. Repair and re-painting of front wall in white. Replace first floor rear balcony railings. Installation of an underground electricity cable and associated works.  
The Locker, 7 Quay Hill, Falmouth.

Recommend Approval.
- 2. Arwenack** **Mr Timothy Collins**  
**(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))**  
Listed building consent to replace 3x white upvc windows at rear of property with green painted timber windows. To repaint all remaining windows in matching green. Repair and re-painting of front wall in white. Replace first floor rear balcony railings. Installation of an underground electricity cable and associated works.  
The Locker, 7 Quay Hill, Falmouth.

Recommend Approval.
- 3. Arwenack** **Mr & Mrs N. & S. Leighton**  
**(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))**  
Listed building consent for the proposed replacement of roof tiles and repairs to dormer windows.  
12 Wodehouse Terrace, Falmouth.

Recommend Approval.
- 4. Penwerris** **Ms Angela Hatherell**  
**(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))**  
Extension of downstairs bathroom/utility room, addition of upstairs bathroom, replacement of existing flat roof with pitched roof, and addition of rooflight and solar panels  
6 Penwerris Terrace, Falmouth.

Recommend Approval.

5. **Penwerris** [PA25/02202](#) **Mrs Robin Amanda Creswell**  
(Case Officer: **Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk**)  
Demolition of side extension and construction of new extension.  
25 Old Hill Crescent, Falmouth.

Recommend Approval.

6. **Arwenack** [PA25/02645](#) **Kiln Sauna Ltd**  
(Case Officer: **Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk**)  
Change of use of land for the siting of a mobile sauna unit with ancillary amenity and office/reception area.  
Gyllyngvase Beach, Cliff Road, Falmouth.

Recommend Approval.

7. **Arwenack** [PA25/02670](#) **Ms Abbie Bannerman**  
(Case Officer: **Abbie Franklin – Abbie.Franklin@cornwall.gov.uk**)  
Advertisement consent for digital display screen positioned inside the store advertising deals, Produce etc.  
Co-Operative Retails Services Ltd, 17 Cliff Road, Falmouth.

Recommend Approval.

8. **Arwenack** [PA25/02680](#) **Mr Alec Jordan**  
(Case Officer: **Chloe Britten – Chloe.Britten@cornwall.gov.uk**)  
Works to trees in a Conservation Area for Yew (T1) - trim sides and top by 200mm, with hedge trimmers. Magnolia (T2) - prune to shape, no more than 500mm reduction. Max. cut diameter 50mm using secateurs and handsaw. Hawthorn (T3) - remove. Tree occupies a very crowded area of the garden. Myrtle (T4) - pollard to 1000mm from ground level. Robinia (T5) - prune to shape, no more than 1000mm reduction of upper branches.  
33 Woodlane, Falmouth.

Recommend Approval.

9. **Arwenack** [PA25/02816](#) **Mrs Karen Yems**  
(Case Officer: **Abbie Franklin – Abbie.Franklin@cornwall.gov.uk**)  
Works to Tree(s) within a Conservation Area (TCA) G1 - re pollard by approx 40% G2- re pollard by approx 30% T1 / Willow - reduce by 30% T2 - Apple - Reduce by 30%.  
10 Boscawen Road, Falmouth.

For Information Only.

## APPENDIX II

1. **Boslowick** [PA25/01136](#) **Mr J Stone**  
(Case Officer: Helen Trebilcock – [Helen.Trebilcock@cornwall.gov.uk](mailto:Helen.Trebilcock@cornwall.gov.uk))

Proposed 1st floor extension and cladding to external elevations.  
2 Crossways, Falmouth.

Recommend approval.

2. **Arwenack** [PA25/01525](#) **Mr Spencer Smith**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))

Change of use from sui generis (pub) to B2 (general industrial) use  
Jacobs Ladder Inn, 1 - 2 Chapel Terrace, Vernon Place, Falmouth.

Recommend approval.

3. **Arwenack** [PA25/01598](#) **Mr Drystan Jones**  
(Case Officer: Mark Ball – [Mark.Ball@cornwall.gov.uk](mailto:Mark.Ball@cornwall.gov.uk))

Demolition of on-site buildings, partial demolition of existing wharf structures, construction of new wharf structures and other related construction works, lay down area for floating wind power activities (FLOW), temporary construction area, and ancillary works associated with the redevelopment and modernisation of the existing Falmouth dock infrastructure.  
Falmouth Docks, Falmouth.

Recommend approval as the redevelopment and modernisation of the existing infrastructure is necessary to secure the future of the Docks and is consistent with Policies BE1 and BE2 of the Falmouth Neighbourhood Development Plan which incorporates the Falmouth Harbour Plan.

4. **Arwenack** [PA25/01731](#) **Simon Gerrish**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))

Proposed reconfiguration of the restaurant unit to provide a smaller restaurant/deli unit (Use class E) at the front and conversion at the rear to provide a new dwelling (Use Class C3) with associated access  
27 Arwenack Street, Falmouth.

Recommend refusal as there is no natural light or ventilation shown to bedroom 2 which fails to comply with building and fire regulations.

5. **Trescobeas** [PA25/02062](#) **Ms Eve Somerville**  
(Case Officer: **Mark Ball – Mark.Ball@cornwall.gov.uk**)

Proposal for 36 residential dwellings to be developed, of which 13 will be affordable with associated infrastructure and public open space without compliance with condition 2 of decision notice PA22/09186 dated 08.02.2024.  
Phase 4, Eve Parc, Falmouth.

Recommend approval.

6. **Boslowick** [PA25/02511](#) **Mr & Mrs Hadlow**  
(Case Officer: **James Moseley – Jmoseley1@cornwall.gov.uk**)

Householder permission for the addition of a porch, extending to the rear and above the existing converted garage, alongside internal alterations throughout the ground and first floor.

14 Penarrow Close, Falmouth.

Recommend approval.

7. **Arwenack** [PA25/02595](#) **Mr and Mrs Hewitt**  
(Case Officer: **Mark Webb – Mark.Webb@cornwall.gov.uk**)

Proposed loft conversion and front and rear extensions  
Trevalsa, 5 Madeira Walk, Falmouth.

Recommend approval.

8. **Boslowick** [PA25/02650](#) **Cameron Davidson**  
(Case Officer: **Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk**)

Proposed Extensions and alterations without compliance of conditions 3, 4, 5, and 6 of decision notice PA23/07037 dated 28/11/2023

22 Duncannon Drive, Falmouth.

Recommend approval.

9. **Boslowick** [PA25/02667](#) **Mrs Angela Barton**  
(Case Officer: **Chloe Britten – Chloe.Britten@cornwall.gov.uk**)

Works to Trees covered by a Tree Preservation Order (TPO) - Oak Tree - Crown reduction by 2 to 3 metres or 30% Holm Oak - Reduce height of crown by 2 to 3 metres or a 30% reduction.

88 Swans Reach, Falmouth.

Recommend refusal as there is no justification for the 30% proposed crown reductions. Only the lowest branches of the evergreen Oak should be lifted as they are restricting access to the play area.

**TOWN AND COUNTRY PLANNING ACT 1971**  
**FOR SUBMISSION TO THE COUNCIL ON 28<sup>th</sup> APRIL 2025**

Applicant	Works, Location, and App. Number	Decision
Me Warren Seale	Change from two apartments to form one three storey house. Extension of ground floor cloakroom and living room; new side storey porch; removal of external stair and existing porch; new south facing dormer window and larger gable feature; replacement of street facing dormer window; replacement and additional windows; new double garage. 5 Sea View Road, Falmouth PA24/09559	Approved
Mr Kevin Maclean	Reserved Matters application for access, appearance, landscaping, layout and scale following outline consent PA21/10795 dated 04.01.22. 106 Dracaena Avenue, Falmouth PA25/00023	Approved
Kerensa Support Limited	Construction of 2nd storey extension to create covered entryway and associated works. Tresillian House, 3 Stracey Road, Falmouth. PA25/00532	Approved
Mr R Edwards	Proposed eaves rooflight to residential duplex apartment. 14 Maritime House, Discovery Quay, Falmouth. PA25/00598	Approved
Mr Jack Orders	Custom build/self build: Conversion of the existing garage into a self-contained annexe 6 Park Crescent, Falmouth. PA25/00767	Approved
Mr Chris Judd	Advertisement consent for proposed fascia sign Costa Coffee, 35 Market Street, Falmouth PA25/01041	Approved
Mr Nick Henwood	Submission of details to discharge condition 3 in respect of decision PA20/05811 dated 24.08.2020 Chy Lorick, Golden Bank, Falmouth. PA25/01110	Discharged
Rosie Dunford & Chris Legassick	Alterations & rear extension to dwelling. 33 Glasney Road, Falmouth. PA25/01153	Approved
Mr M Ginns	Proposed 2-storey dwelling with basement storage. Formation of amenity terrace over the rear extension of no. 93 North Parade (pitched roof has approval for removal PA24/03316). River View, 93 North Parade, Falmouth. PA25/01227	Refused
Miss Ines Ross	Ground floor extension, replacement windows and new external cladding. 7 Railway Cottages, Falmouth. PA25/01343	Approved

<p>Mrs Emma Yarlett</p>	<p>Certificate of lawfulness for proposed use: Doorways and windows to be replaced and amended to include alterations to the open porch and front door in terms of size and shape. Alteration to chimney with corresponding replacement flue (if necessary) when replacing existing wood burner and new flue for wood burner in sitting room 23 Penhale Road, Falmouth. PA25/01397</p>	<p>Granted</p>
<p>Mr and Mrs Watson</p>	<p>Prior approval for single storey extension to replace conservatory. 168 Longfield, Falmouth. PA25/01484</p>	<p>Prior Approval Not Required</p>
<p>Mr &amp; Mrs Richardson</p>	<p>Notification for Prior Approval for a proposed larger home extension namely proposed single storey, flat roof extension. 32 Mongleath Avenue, Falmouth. PA25/01656</p>	<p>Prior Approval Not Required</p>
<p>Mr Robert Philp</p>	<p>Works to trees within a Conservation Area - thin crown and cutting back of Holm Oak. 12 Boscawen Road, Falmouth. PA25/02311</p>	<p>Decided not to make a TPO.</p>