

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 18th August in the Atherton Suite, The Old Post Office, Falmouth at 6 pm.

Present: Councillors A J Jewell (Chair) S R Carmichael (Vice-chair),
D E Clegg CC, D V Evans BEM, J A R Stowell and J A Walkden

Councillor L Howes also attended.

In Attendance: E Middleditch (Administration Officer)
H Attree (Administration Assistant)

Also Attended: Mr Wells PA25/01913 – 39 High Street, Falmouth
Jon Keast Scarlet Wines Ltd
Anthony Prothero Blueprint Ltd

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.

P6377 APOLOGIES

Apologies for absence were received and approved from Councillor Munden (family commitments) and Councillor Magowan CC.

P6378 INTERESTS AND DISPENSATIONS

Councillor Carmichael declared a non-disclosable interest in Scarlet Wines Ltd as he is employed at a nearby business of a similar nature to the proposed application and left the meeting during the consideration thereof.

P6379 MINUTES

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

RESOLVED that that the minutes of the Planning and Licensing Committee held on 21st July 2025 be approved as a correct record of the proceedings and signed by the Chair.

P6380 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 3rd April 2000 and amended by Minute P3017.

It was proposed by Councillor Carmichael, seconded by Councillor Stowell 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 Evans, seconded by Councillor Carmichael and

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

P6381 **APPEAL DECISION**

PA24/06495 - Demolition and construction of self-build dwelling and associate works - Boldmere, 13 Spernen Wyn Road, Falmouth - Mr Will Jackson - Appeal Dismissed.

Members duly noted the appeal decision.

PA24/01546 and PA24/01547 (LBC) - Seating and lighting (See decision for full description) - Chain Locker, Quay Street, Falmouth - St Austell Brewery - Appeals Dismissed.

Members duly noted the appeal decision.

P6382 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

Members duly noted scheduled road closures on Tregenver Road and Penmere Hill, Falmouth between 16th August 2025 and 8th September 2025 (24 hours) for Wales & West Utilities to carry out works.

Members duly noted scheduled road closure on Penwerris Lane, Falmouth between 18th August 2025 and 19th August 2025 (08:30 to 15:30 hours) for Sunbelt Rentals to carry out works.

Members duly noted scheduled road closure on Market Street, Falmouth between 1st September 2025 and 12th September 2025 (19:00 to 07:00 hours) for National Grid to complete works.

Members duly noted scheduled road closures on Road from Waterloo Road to Mount Zion Cottages, Falmouth on 6th September 2025 (14:00 to 22:00 hours) for Community Street Party Falmouth 2 to take place.

Members duly noted scheduled road closure on Mongleath Road, Falmouth between 8th September 2025 and 10th September 2025 (18:30 to 07:00 hours) for Kier on behalf of South West Water to carry out works.

Members duly noted scheduled road closure on Theydon Road, Margaret Place, and Marlborough Grove, Falmouth between 8th September 2025 and 13th October 2025 (24 hours) for Wales & West Utilities to carry out works.

Members duly noted scheduled road closure on Fenwick Road, Falmouth between 9th September 2025 and 12th September 2025 (19:00 to 07:00 hours) for Sunbelt Rentals to carry out works.

Members duly noted scheduled road closure on Vernon Place, Falmouth on 16th September 2025 (09:30 to 16:00 hours) for Falmouth Brewery to carry out works.

Members duly noted scheduled road closures on Cliff Road, Queen Mary Road, and Queen Mary Court, Falmouth on the 21st September 2025 (05:00 to 20:00 hours) for the Falmouth Triathlon to take place.

Members duly noted scheduled road closure on Swanpool Road, Falmouth between the 22nd September 2025 and 23rd September 2025 (09:30 to 15:30 hours) for Sunbelt Rentals to carry out works.

Members duly noted scheduled road closure on Road From Emslie Road To Pendennis Road, Falmouth between 17th November 2025 and 12th December 2025 for Wales and West to carry out works.

P6383 DECISION LIST

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

P6384 LICENSING

Premise License Application

Scarlet Wines, 40 Arwenack Street, Falmouth

Members duly considered the granting of a license for sale for dining and delivery of alcohol on Monday to Sunday 1000 to 2330. Opening hours between 0900 and 2300 with exception to both the above timings on Falmouth Carnival Week, Christmas Eve and New Years Eve (through into New Years Day) which would be licensed between the hours of 1000 to 0200 (with closing 30 minutes thereafter).

The applicant Mr Keast advised that the premises was a small wine shop and he wished to diversify to include coffee and food sales to attract a broader customer base.

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

RESOLVED to recommend refusal on the grounds of the Cumulative Impact Zone (CIZ) and the 0200 hours of operation. The Council did note that it would consider approval of the application if the hours of licensing were between 1000 and 2300 year round.

Pavement License Application

Kernow Wine Ltd, 21 Killigrew Street, Falmouth

Members duly considered the application to allow furniture on the “highway” to be used for the consumption of food/drink/alcohol Monday to Thursday 1100 hours to 2200 hours, Friday to Saturday 1100 hours to 2300 hours and Sunday 1100 hours to 2100 hours. There are two tables and four chairs directly outside the shop/bar and there are 4 more picnic tables on the opposite side of the wide pavement. The picnic tables all have parasols. Outside trading hours smaller tables and chairs to be stored inside the shop and bar and picnic tables are left outside.

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

RESOLVED to recommend approval for the pavement license application.

Blueprint Falmouth Ltd, 15A Killigrew Street, Falmouth

Members duly considered the application to allow furniture on the “highway” to be used for the consumption of food/drink/alcohol outside at all times (as nowhere to store the furniture) Monday to Sunday 0000 hours to 2359 hours. The Licensing Authority has confirmed that even though the applicant has said they wish to sell food, drink and alcohol they have confirmed that this is an error and they only wish to consume. This application relates to the area directly outside the front of 15A Killigrew Street, Falmouth, and the area either side of the tree on the kerbside leaving a large gap for public right of way between.

The applicant Ant Prothero advised that Blueprint is a photography gallery, cafe and bar which offers workshops and work space which has existing outside seating which required a formal license.

It was proposed by Councillor Carmichael, seconded by Councillor Evans and

RESOLVED to recommend approval for the pavement license application.

P6385 **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 6.40pm.

Signed: Dated:

18TH AUGUST 2025

APPENDIX I

- 1. Arwenack** **Mrs Simmons**
PA25/04360
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to a tree subject to a Tree Preservation Order for Holm Oak - Reduce height and spread by approx 3m. Reduction to be achieved through thinning. Overall 20% thin of leafing material, with up to 30% thinning at old pollard points and where extra weight reduction is required. The works will reduce the risk of failure, create a smaller lighter crown while retaining a natural shape.
16 De Pass Gardens, Falmouth.

Recommend approval.
- 2. Boslowick** **Mr William Rhodes**
PA25/04597
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Single storey rear extension with side extension, changing the rear balcony to be enclosed and form part of the master bedroom.
10 Pennance Field, Goldenbank, Falmouth.

Recommend Approval.
- 3. Penwerris** **Davey**
PA25/04702
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Works to Trees covered by a Tree Preservation Order (TPO) - Cypress - T7-T12, T14-T16 and T19-T21 - Reduce lateral Spread of trees to reduce end weight on branches by up to 3m.
Falmouth Court Care Home, Dracaena Avenue, Falmouth.

Recommend Approval.
- 4. Arwenack** **Stephen Robinson and Andrew Philips**
PA25/05023
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Proposed conversion of part of the existing retail ground floor to 1 no. residential flat, including alterations to the entrance hallway and internal staircase from ground floor to first floor.
36 Market Street, Falmouth.

Recommend Approval.

5. **Trescobeas** **PA25/05037** **Mr & Mrs McLaren**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Internal alterations and conservatory extension works to an existing dwelling
Tregea, 1 Mearwood Lane, Falmouth.

Recommend Approval.

6. **Arwenack** **PA25/05121** **Mr Rod Allday**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to trees within a conservation area: T1 Sycamore - clear branches away from building leaving 2m clearance. T2 London plane - clear branches away from building leaving 3m clearance.
17 Trelawney Road, Falmouth.

For Information Only

7. **Arwenack** **PA25/05156** **Ms Clare Leather**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Listed Building Consent for Landscaping alterations to include the removal of shrubs and weeds along with the installation of new paving slabs, grasscrete, low level brick planters and raised deck. The removal of an existing rotten timber stairs and replacement with new preformed concrete stairs and landing and canopy with under stair storage. Construction of bike shelter. Adaptions/repairs to existing boundary wall to allow for the installation of a new bi-fold vehicle gate. Installation of a new glass canopy at high level above rear property entrance door. External decoration to the front of the property.
8A Cambridge Place, Falmouth.

Recommend Approval.

8. **Boslowick** **PA25/05370** **Tina Barrett**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to trees in a Tree Preservation Order (TPO): T1 - Oak - Remove first lowest branch, crown lift to approximately 3 meters and reduce remaining canopy by approximately 20%.
5 Fawkener Close, Falmouth.

Recommend approval for the removal of the lowest limb and lifting of the branch nearly touching the top of the shed. The Town Council do not approve the 20% crown reduction as the significant reduction would impact the complex shape of this beautiful mature tree.

- 9. Penwerris** **PA25/05386** **Mr & Mrs Buzza-Blackwell**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)

Double storey rear extension.
24 Clifton Terrace, Falmouth.

Recommend Approval.

- 10. Penwerris** **PA25/05404** **Mr James Collins**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)

Remedial repairs to grade II listed building, conversion and extension of existing garage to create annexe for dependent family member
9 Tehidy Terrace, Falmouth.

Recommend approval subject to ancillary domestic use only.

- 11. Arwenack** **PA25/05422** **Mr John Bawden**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)

Works to trees within a Conservation Area - T1 (Black Pine) - reduce lateral spread to the SW by 2m.
Imperial Court, Bar Road, Falmouth.

For Information Only

- 12. Arwenack** **PA25/05543** **Dr Paul Morris**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)

Works to Trees in a Conservation Area (CA) namely T1 - Griselinia - Remove
11 Florence Terrace, Falmouth.

For Information Only

APPENDIX II

- 1. Penwerris** **PA25/01923** **Mr N Briant**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Change of use of former office building to form 1 residential unit, shop and car parking including demolition and replacement of rear section of building
39 High Street, Falmouth.

Recommend approval.
- 2. Penwerris** **PA25/04247** **Mrs Camilla Drennan**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Demolition of an existing outbuilding and lean-to conservatory and replace the conservatory with a pitched roof single storey extension.
3 Park Hill, Falmouth.

Recommend approval
- 3. Penwerris** **PA25/04302** **Mr and Mrs W Kemp**
(Case Officer: Chloe Britten – Chloe.Britten@cornwal.gov.uk)
Single storey infill side extension.
40 Kimberley Park Road, Falmouth.

Recommend approval.
- 4. Penwerris** **PA25/04840** **Mr and Mrs Chris and Lucy Stamp**
(Case Officer: Mark Webb– Mark.Webb@cornwall.gov.uk)
Alterations and extension to Grade II listed house including construction of rear garage and ancillary home office outbuilding.
4 Tehidy Terrace, Falmouth.

Recommend refusal due to loss of heritage wall, out of keeping and over development.
- 5. Penwerris** **PA25/04841** **Mr and Mrs Chris and Lucy Stamp**
(Case Officer: Mark Webb– Mark.Webb@cornwall.gov.uk)
Listed Building Consent for alterations and extension to Grade II listed house including construction of rear garage and ancillary home office outbuilding.
4 Tehidy Terrace, Falmouth

Recommend refusal due to loss of heritage wall, out of keeping and over development.

6. Arwenack

PA25/05143

Mr & Mrs Dadd

(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)

Proposed single storey rear extension

4 Gyllyng Street, Falmouth.

Recommend refusal due to over development.

TOWN AND COUNTRY PLANNING ACT 1971

FOR SUBMISSION TO THE COUNCIL ON 18TH AUGUST 2025

Applicant	Works, Location, and App. Number	Decision
Mrs A Holmes	Proposed Driveway and Drop Kerb. Gwel Hyns Horn, 22 Penmere Hill, Falmouth. PA25/01050	Approved*
Mr W. Choudhry	Construction of extension and alterations. Shirena, Minnie Place, Falmouth. PA25/02044	Approved*
Mr Chris Walters	Submission of details to discharge Condition 19 in respect of Decision Notice PA21/00953 dated 16/04/2021. Oil Depot, Castle Drive, Falmouth. PA22/04849	Discharge of conditions – not acceptable.
Simon Penna	5 Day Exception notice for works to fell Monkey Puzzle tree to ground level. Kimberley Park, Kimberley Park Road, Falmouth. PA25/00793/PREAPP	Closed – Advice Given
Jessie Hill & Richard Bennedetto	New ground floor extensions and loft extension. 8 Penmere Crescent, Falmouth. PA25/03270	Approved
Mr Philip Wilkinson	Retrospective removal of chimney stack and re-roofing of that part of the roof to match remainder. 53 Swanpool Street, Falmouth PA25/03204	Approved
Mrs Theresa Harris	Replacement of rear house porch, new flat roof extension, porch and wetroom (disabled occupier). Trewyn, 3 Spernen Wyn Road, Falmouth. PA25/03495	Approved
Mr R Corbett	Proposed side extension. Midships, The Slipway, 18 North Parade, Falmouth. PA25/03867	Approved
Robert Tongue	Form new external vehicle parking area and access steps with minor internal alterations. Northfield Cottage, Hulls Lane, Falmouth PA25/03517	Approved
Robert Tongue	Listed Building Consent to form new external vehicle parking area and access steps with minor internal alterations. Northfield Cottage, Hulls Lane, Falmouth PA25/03518	Approved
Barnaby LeBeau	Advertisement consent for 1 x Non Illuminated Fascia and 1 x Non Illuminated Projecting Sign. 17 – 18 Market Street, Falmouth. PA25/03711	Approved
Mr and Mrs Woods	Construction of garage/workshop and garden store. 8 Erisey Terrace, Falmouth. PA25/03779	Approved.
Paul Enson	Works to a tree subject to a Tree Preservation Order for Monterey Pine (T1) - remove 3x large limbs from S/SE aspect; remove 3x small limbs from W aspect; further minor reduction pruning to address any newly exposed material after limb removal; also, to remove partially failed material	Approved

	and large diameter deadwood throughout crown (please see accompanying photos). Works intended to reduce the risk of failure of material which could strike dwelling (a large limb failed during winter storms). Penrose, Swanpool, Falmouth. PA25/03959	
Mr George Morant	Certificate of Lawfulness for proposed single storey side extension to the ground floor and provide internal access to the existing garage. 53 Shelburne Road, Falmouth. PA25/03975	Granted (CAADs, PIPs and Lus only)
Mr Richard Liebowitz	Proposed construction of loft conversion with raised ridge height, dormer window additions to front and rear of property, replacement roof and associated works (amended scheme PA24/09593). 13 Erisey Terrace, Falmouth. PA25/04299	Approved
Mr Fergus Stewart	Works to Trees within a Conservation Area (TCA) – T1 – Cordyline – Tree is in decline. Fell and replace with appropriate shrub. T2 – Pittosporum – Overgrown shrub damaging stone wall. Fell and replace with appropriate shrub. 27 Avenue Road, Falmouth. PA25/04315	Decided not to make a TPO
Mr David Hill	Works to Tree covered by a Tree Preservation Order (TPO) – Monkey Puzzle Tree – Remove. Penmere Farm, Mongleath Road, Falmouth. PA25/04350	Refused
Mr John Gleadowe	Proposed alterations to dormers, new sliding doors and replacement windows. 10 Mulberry Quay, Market Strand, Falmouth PA25/04385	Approved
Mr Daniel Lea	Works to a tree in a Conservation Area for Ash – remove. Tree is overhanging Sports Hub and has significant dieback and conks. Works proposed to prevent the high risk of tree falling on roof, path or members of the club. Falmouth Sports Club, Western Terrace, Falmouth. PA25/04432	Decided not to make a TPO
Mr Andrew Housman	Prior approval for change of use from commercial, business and service to dwellinghouses. Lerryn Hotel De Pass, Falmouth. PA25/04451	Withdrawn
Mr Tim Collins	Submission of details to discharge Condition number 3 in respect of Decision Notice PA25/01580 dated 28/05/25 Flat 1, The Locker, 7 Quay Hill, Falmouth. PA25/04661	Discharged
Yvonne Golightly	Marine management Organisation (MMO) consultation, MLA/2025/00157, Falmouth Docks Development. Falmouth Docks, Falmouth. PA25/05579	Decision Issued
Sowndhariya Balasubramaniam	Notification Under The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017 - BT intends to install fixed line broadband electronic communications apparatus.	Closed – Advice Given

	Street Record, Madeira Walk, Falmouth. PA25/05644	
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