

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 1st December 2025 in the Atherton Suite, The Old Post Office, Falmouth at 6 pm.

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

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

Also Attended: J Trevena Applicant – PA25/07443
A Lane Lane Architects – PA25/08130

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.

P6419 APOLOGIES

Apologies for absence were received and approved from Councillor Clegg (family commitments) and Councillor Magowan (work).

P6420 INTERESTS AND DISPENSATIONS

Councillor Jewell disclosed a non-disclosable interest in PA25/08050 as he as Mayor he had officially opened the cabin and left the meeting during the consideration thereof.

P6421 MINUTES

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

RESOLVED that that the minutes of the Planning and Licensing Committee held on 10th November 2025 be approved as a correct record of the proceedings and signed by the Chair.

P6422 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 Evans, 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 Stowell and

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

P6423 LOCAL PLAN

Preparing a Local Plan for Cornwall

Members duly noted the recent presentation to the Cornwall Association of Local Councils by Councillor Preece, Portfolio Holder, and the Service Director for Planning and Housing on preparing the local plan.

“Call for Sites” and “Call for Large Sites”

Members resolved to defer its response to its next meeting.

P6424 HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY

Review of Taxi Zones in Cornwall

Members resolved to request that Cornwall Council does not proceed with any changes to removal of the six taxi zones for Penwith, Kerrier, Carrick, Restormel, North Cornwall and Caradon until a County wide Impact Assessment is carried out including direct consultation with all Town and Parish Councils before a decision is made.

Motion by Councillor Stowell

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

RESOLVED that the Town Council open dialogue with Cornwall Council transport unit to request review of the hub and spoke model for Falmouth with a view to introduce new flexible routes within Falmouth to better connect the Town.

Designation Order

Members duly noted that the Government have approved the Designation Order to enable civil enforcement of moving traffic conventions in Cornwall. Coming into effect on 9th December 2025. The Town Council had requested that Cornwall Council pursue these powers that would aid in improving the efficiency and safety of vehicle journeys particularly around Falmouth town centre.

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

Members duly noted the scheduled road closure on Maenporth Road, Maenporth between 10th December 2025 and 19th December 2025 (08:00 to 18:00 hours) for Nokia to carry out works.

Members duly noted the scheduled road closure on Swanpool Road, Falmouth between 7th January 2026 and 8th January 2026 (09:30 to 15:30 hours) for Sunbelt Rentals to carry out works.

P6425 **DECISION LIST**

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

P6426 **LICENSING**

None.

P6427 **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 7.00pm.

Signed: Dated:

1ST DECEMBER 2025

APPENDIX I

- 1. Boslowick** **PA25/05370** **Tina Barrett**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to trees covered by a Tree Preservation Order, namely: T1 - Oak - Remove first lowest branch, Crown lift to approximately 3 meters and reduce remaining north east quadrant of canopy by 2-3 meters to viable growth points to improve clearance between the tree and the house, ensuring a natural flowing crown is preserved in accordance with BS3998-2010.
5 Fawkenner 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 does not approve the 2-3m crown reduction as the significant reduction would impact the complex shape of this beautiful mature tree.
- 2. Arwenack** **PA25/07735** **Mrs Louise Barlett**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Installation of metal shed to house external boilers.
Pendennis Castle, Castle Drive, Falmouth.

Recommend Approval.
- 3. Arwenack** **PA25/08082** **Michael Hurst**
(Case Officer: Samuel King – Samuel.King@cornwall.gov.uk)
Certificate of lawfulness for existing use of the property to a 5 bedroom HMO since July 2016.
7 Pengarth Road, Falmouth.

The Council has no evidence to dispute the information.
- 4. Arwenack** **PA25/08146** **Mr and Mrs S Watson**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Works to tree(s) within a Conservation Area (TCA) T1 unspecified (Poplar) 20% crown upper reduction by 4m. T2, dead Cherry – fell.
7 Grovehill Drive, Falmouth.

For Information Only.

5. **Arwenack** **PA25/08249** **Mr Chris Bally**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Works to trees within a Conservation Area (TCA). T1-T6, 6X Ash. Fell trees with Ash Dieback class 2-3. T7 – Hawthorn, fell due to major dieback.
Land north of Pendennis Castle, Castle Drive, Falmouth.

For Information Only.

6. **Trescobeas** **PA25/08268** **Mr. M Bevans**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Retention of Existing Garage, Minor Amendments to Previously Approved Loft Conversion & Associated Works.
16 Springfield Road, Falmouth.

Recommend Approval.

7. **Arwenack** **PA25/08434** **Mrs V Hancock**
(Case Officer: Samuel King – Samuel.King@cornwall.gov.uk)
Certificate of lawfulness for the existing residential use of the land which has occurred for a continuous period in excess of 10 years.
Avenue Road Lockups, Avenue Road, Falmouth.

The Council has no evidence to dispute the information.

8. **Arwenack** **PA25/08722** **Beryl Wilson**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to Trees within a Conservation Area (TCA) - T1 - Conifer - Fell. G1 - Gresilinia - Fell. G2 - Gresilinia - Fell.
15 Arwenack Avenue, Falmouth.

Recommend Approval.

9. **Arwenack** **PA25/08758** **Mr Drew Langdon**
(Case Officer: James Moseley – James.Moseley@cornwall.gov.uk)
Non-material amendment in relation to decision notice PA22/09551 dated 31/01/2023 to amend the description wording to read 'Alterations to existing ground floor retail unit with residential change of use to form two residential units to the upper floors'.
20 Church Street, Falmouth.

Recommend Approval.

10. Boslowick

PA25/08768

Mr David Floyd

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

Works to Trees covered by a Tree Preservation Order (TPO) - G833 - Oak - Prune back small lateral tertiary branches growing towards home in order to attain approx. 2-3 m clearance. 834 - Oak - Reduce/remove crown cutting to stump with growth at approx. 10 m. G1 - Oak - Reduce lateral NE crown overhanging property by up to 2m of tree directly overhanging number 60. Reduce lateral crown overhanging property of larger N tree only SE branch only by approx. 2m in length. Further Dead wooding in all areas, subject to the "Five Day notice" order, as in previous applications for general tree management.

Twinbrook Park, Goldenbank, Falmouth.

Recommend Approval.

APPENDIX II

1. Trescobeas **PA25/07443** **Mr Christopher Snow**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)

Two covered padel courts with perimeter enclosures, lighting and parking provision.
Falmouth Cricket Club, Trescobeas Road, Falmouth.

Recommend approval.

2. Penwerris **PA25/08050** **Mr Kevin Higgs**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)

Siting of staff cabin to provide enhanced staff amenity space and an increase in main building capacity (retrospective).
Happy Days South West Ltd, Jubilee Road, Falmouth.

Recommend approval.

3. Arwenack **PA25/08130** **Ms Megan Lloyd-Laney**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)

Single storey side extension. Internal renovations. Rebuild of stone retaining wall including additional balustrade.
1 Fairview Place, Falmouth.

Recommend refusal as alterations to the historic wall will alter the character of the Conservation Area and NDP Design Policies DG3 and DG7 apply. The proposed new gate access will have a negative impact on the public amenity space in terms of intrusion onto public land which is not necessary as there is an existing access.

4. Penwerris **PA25/08302** **Mr Ed Osman**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)

Proposed loft conversion, extension & garage.
3 Park Terrace, Falmouth.

Recommend refusal as the dormer to the shower room at the front of the house does not reflect the character of Park Terrace. This could be replaced with conservation roof light and the scheme would then comply with NDP Policies DG3 and DG7. The garage to be ancillary domestic use only to 3 Park Terrace.

5. Penwerris **PA25/08624** **Mr & Ms Smith & McLennan**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)

Extension to the workshop and conversion to ancillary accommodation. 2-storey extension to form bedroom. Installation of door to form passage. Installation of French doors in place of window.
10 Stratton Terrace, Falmouth.

Recommend refusal due to over development and lack of parking.

TOWN AND COUNTRY PLANNING ACT 1971

FOR SUBMISSION TO THE COUNCIL ON 1ST DECEMBER 2025

Applicant	Works, Location, and App. Number	Decision
Mr and Mrs Cunliffe	Pre application advice for works to a listed building including removal of walls and replacement of roof. 3 Florence Place, Falmouth. PA25/00870/PREAPP	Closed – advice given
OPO Development (Cornwall) Ltd.	Conversion of former public house (including manager's accommodation) into 4 residential dwellings and the construction of 6 dwellings within the former car park and beer garden. Boslowick Inn, Prislw Lane, Falmouth. PA25/01329	Approved
Mr Lucien Trathen	Permission in Principle for erection of 2no dwellings (minimum of 1, maximum of 2). Former St John's Guesthouse 35 Melvill Road, Falmouth. PA25/04924	Granted (CAADs, PIPs and Lus only)
Mr and Mrs B Herron	Proposed replacement of existing conservatory with orangery. Braemar, 9 Avenue Road, Falmouth. PA25/05995	Approved
Mr Ryan Williams	Construction of single storey extension to include double garage and kitchen. 30 Kings Avenue, Falmouth. PA25/06041	Approved
Mrs Joanne Pascoe	Works to tree covered by a Tree Preservation Order – G1, Persian silk tree – reduce branches growing under and around streetlight by 1.5m to clear light column. Land adjacent to Prislw Lane, Falmouth. PA25/06785	Approved
Mr and Mrs M Rickman	Proposed change of use of the guesthouse to a dwellinghouse. Tregenna Guest House, 28 Melvill Road, Falmouth. PA25/06818	Approved
Mrs Diane Brown	Construction of front raised decking area, alongside the installation, replacement and infilling of window and doorway openings on the front and rear elevations. 25 Venton Road, Falmouth. PA25/06970	Approved

Mr and Mrs Carey	Renovation and extension of an existing dwelling. 5 Trescobeas Road, Falmouth. PA25/07025	Approved
Mr and Mrs Scharff	Replacing a two-storey and a single-storey extension with a new single-storey extension. Re-instatement of central first-floor windows on the front and rear elevations. 32 Wodehouse Terrace, Falmouth. PA25/07029	Approved
Mr Andy Medlin	Listed Building Consent for alterations to Listed Building Consent PA24/08325 under Section 19 of the Planning (Listed Buildings and Conservation Areas Act 1990) in regards to works involving MVHR system, lead vents, access hatch and ladder. Municipal Building, The Moor, Falmouth. PA25/07100	Approved
Davey	Works to trees covered by a Tree Preservation Order – G1, 4X Ash trees, fell 4 of group. Trees are in decline. Falmouth Court Care Home, Dracaena Avenue, Falmouth. PA25/07203	Approved
Mr Tony Evans	Works to trees subject to a tree preservation order (TPO) T1/T2/G1 - Sycamore - crown raise to 7 m /T3 Sycamore - Fell /T4 Monterey Cypress - Crown raise to 6 m 186 Longfield, Falmouth. PA25/07233	Approved
Mr and Mrs Blamey	Loft conversion with dormer window and internal alterations. 61 North Parade, Falmouth. PA25/07360	Approved
Mrs Sweeney	T1 - T5 Lime trees. Re pollard back to pollard points. T1 & T3 to be done winter 25, T2 & T4 winter 26 and T5 winter 27. Pollarding work to be spread out to help reduce impact on public amenity and retain some privacy for the hotel. St Michaels Resort, 7 Stracey Road, Falmouth. PA25/07399	Approved
Mr Drew Langdon	Submission of details to discharge condition 3 (Window/Door details) of application no PA22/09552 dated 31/01/23. 20 Church Street, Falmouth. PA25/07413	Discharge of conditions – not all conditions agree.

Ms Sue Evans	Works to Tree within a Conservation Area (TCA) - T1 - Hawthorn - Remove. 130A Killigrew Street, Falmouth. PA25/07747	Decided not to make a TPO
Mr Dave Needham	Works to Trees within a Conservation Area (TCA) - G1 - Eleagnus - Reduce end weight by approx 50% to reduce the risk of failure. White Wings Harbour Terrace, Falmouth. PA25/07802	Decided not to make a TPO