



FALMOUTH TOWN COUNCIL

Agenda Planning & Licensing Committee

Date	15/12/2025
Time	18:00 - 19:30
Location	Atherton Suite
Chair	Alan Jewell
Attendees	S Carmichael, D Clegg, D. Evans, L Howes, A Munden, J Stowell and J Walkden.
Explanation	I hereby invite you to attend a meeting of the Planning & Licensing Committee to be held in the Atherton Suite on Monday 15th December 2025 at 6.00pm for the purpose of transacting the following business.

The meeting will observe the requirements of the Council's commitment to the Civility and Respect Pledge. That is to treat councillors, employees, members of the public, representatives of partner organisations and volunteers with civility and respect in their roles. Behaviour breaching that commitment will not be tolerated.

Town Clerk

- 1 Apologies**
To receive and approve apologies for absence.
- 2 Interests**
To receive declarations of interests in respect of items on the agenda.
Councillors are reminded to declare any dispensation granted.
- 3 Minutes**
To receive the minutes of the meetings of the Committee held on Monday 1 December 2025. (1-10).
- 4 Planning Applications**
(a) To receive a list of planning applications received from Cornwall Council and dealt with under the delegated procedure agreed in accordance with Minute 6/2474 of the meeting held on 3rd April 2000 (Appendix 1) and amended by minute P3017, together with a supplementary list of applications received since publication of the agenda. (11-13).

(b) To receive and consider a list of planning applications received from Cornwall Council, not dealt with under the above-mentioned procedure (Appendix II), together with a supplementary list of applications received since publication of the agenda. (14-15).

5

Local Plan

"Call for Sites" and "Call for Large Sites"

To consider Cornwall Councils 'Call for Sites' that is welcoming suggestions of sites for development. The results of the calls for sites will help inform the next Local Plan including the distribution of new development and development allocations. (16-17)

6

Addition of a Footpath at Middle Point in the Parish of Falmouth (Modification Order 2023)

To note Notice of Decision not to Confirm a Definitive Map Modification Order Wildlife and Countryside Act 1981 – Section 53. The abovementioned Order was made by Cornwall Council on 11th July 2023. The Order was subsequently not confirmed. (18-37).

7

Highways / Traffic Management / Road Safety

Infra25-240 - Bus Transport Improvement Plan - West

Cormac, on behalf of Cornwall Council, is inviting comments on proposals to introduce bus stop clearway markings and/or waiting restrictions to improve bus movement and accessibility which is often obstructed by other vehicles stopping or waiting.

The Council's Public Transport team, in collaboration with Highway Managers, has compiled a list of locations where these improvements are required and in Falmouth no waiting at any time is proposed for Albany Road outside All Saints' Church; Castle Drive opposite Nos 33-35; Trevethan Rise at junction with Trevethan Road and Trevethan Road at junction with Trevethan Rise. To respond to the consultation, please follow the link to Cornwall Council's Let's Talk site, <https://letstalk.cornwall.gov.uk/transport> by no later than 9th January 2026. (38).

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

To note road closures on Access To Rear Of Penmere Hill Tregenver Road And Kings Avenue From 6 Kings Avenue, Falmouth and Road To Rear Of 2 To 14 Penmere Hill, Falmouth on 17th December (07:30 to 18:00 hours) for National Grid to carry out works.

To note road closure on Castle Drive, Falmouth between 27th January 2026 and 29th January 2026 (09:30 to 15:00 hours) for Kelly Traffic Management to carry out works.

To note road closures on High Street and Market Strand, Falmouth between 2nd February 2026 and 6th February 2026 for National Grid to carry out works.

To report any highways matters received since the publication of the agenda.

8

Decision List

To receive and note a list of recent planning decisions made by Cornwall Council. (39-40).

9

Licensing

To report any licensing matters received since the publication of the agenda

10

Any late received planning applications that the Chair Considers to be of Urgency

NB: The Local Government (Access to Information) Act 1985 prohibits the consideration of any items which have not appeared on the agenda for the meeting unless the Chairman is prepared to certify that a proposed item is 'urgent'. If urgent, the special circumstances which make it so, must be spelled out to the meeting and included in the minutes.

Decision Making Legal Advice (for noting)

Members have received training on the Code of Conduct, predetermination and bias and therefore, will be aware of their responsibility to determine planning applications on the basis of the information before them at the meeting. Members are reminded that the decision making role must be approached with an open mind as to the merits of the arguments for and against the application, which they must take into account before making a final decision at the meeting. Members are further advised that they must not predetermine, or be seen to have predetermined, the outcome of an application and that the information they receive at the meeting is therefore the basis on which they should make their decision.

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** **Tina Barrett**
PA25/05370
(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** **Mrs Louise Barlett**
PA25/07735
(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** **Michael Hurst**
PA25/08082
(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** **Mr and Mrs S Watson**
PA25/08146
(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

APPLICATIONS FOR CONSIDERATION

AT MEETING

15TH DECEMBER 2025

15TH DECEMBER 2025

APPENDIX I

- 1. Arwenack** [PA25/08668](#) **Mr and Mrs Cooper**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Proposed 2-storey extension.
43 Marlborough Avenue, Falmouth.

Recommend Approval.
- 2. Boslowick** [PA25/08807](#) **Mrs Joanne Pascoe**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Works to Trees covered by a Tree Preservation Order (TPO) - Oak - Extract from medium/large beech tree with 15 degree lean towards neighbouring property garden. Oak to be left in situ as habitat, ensuring it does not roll into watercourse. Hazel - Coppice all within 1m of footway.
Street Record, Fawkener Close, Falmouth.

Recommend Approval.
- 3. Arwenack** [PA25/08834](#) **Mr and Mrs Mills**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Resubmission of previously approved proposal for the replacement of the existing conservatory with a single-storey extension. The application is a resubmission of previously approved planning permission PA22/03094, which could not commence within the required timeframe.
43 Woodlane, Falmouth.

Recommend Approval.
- 4. Arwenack** [PA25/08850](#) **Mr Rolf Munding**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Works to trees in a conservation area namely Acacia Dealbata, Mimosa Tree at the main entrance to the property and garden. Remove first lowest limb over hanging the path, reduce over hang/crown lift to roughly in line with the boundary hedge but maintaining best athletic balance. Reduce crown in height approx 1.5m and thin crown < 10%. Tree is leaning towards the road and path. Old wound in the base, back of stem, could indicate decay in base. Needs to have weight removed and crown clean to prevent wind throw, risk to life and to increase the likelihood of the future of the tree. Lower limb is at low head height causing obstruction.
Back Flat, 1 Florence Terrace, Falmouth.

For Information Only.

5. **Penwerris** [PA25/08852](#) **Kathie Ellis**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to trees in a Conservation Area, namely 1) G3. Group of 3x Ash on boundary hedge.
Health Class 2. Remove crowns of trees to approx. 4m above ground level while still safe to climb (no access for mechanical lifting equipment.)
Newells Travel, 26-27 Killigrew Street, Falmouth.
- For Information Only.
6. **Arwenack** [PA25/08902](#) **Clare Woods**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to Trees within a Conservation Area (TCA) - 1 - Cypress - Cut branches back and thin the canopy. 2 - Cherry - Cut back (height and width).
Woodside, Lansdowne Road, Falmouth.
- For Information Only.
7. **Boslowick** [PA25/09079](#) **Block Manager Dean Woods**
(Case Officer: Julia Preece – Julia.Preece@cornwall.gov.uk)
Works to Trees covered by a Tree Preservation Order (TPO) - Tree 2 - Pine - reduce two low over extended limbs over roof. Tree 6 - Sycamore - remove one low branch to give better clearance to garden user's.
Street Record, Tremorvah Court, Swanpool, Falmouth.
- Recommend Approval.
8. **Trescobeas** [PA25/09241](#) **Dr and Prod Hughes and Robinson**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Non material amendment in relation to decision notice PA24/07979 dated 18.11.2024 To install natural slate tiles instead of the approved clay tiles on the extension roof
14 Margaret Place, Falmouth.

APPENDIX II

- 1. Penwerris** **PA25/08269** **Mr Phil Naylor**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Partial demolition of existing garage to create new driveway for 2no. vehicles and workshop with reduced footprint.
16 Penwerris Terrace, Falmouth.
- 2. Penwerris** **PA25/08302** **Mr Ed Osman**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Proposed loft conversion, extension and garage
3 Park Terrace, Falmouth.
- 3. Boslowick** **PA25/08359** **Mr & Mrs Boissier Wyles**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Construct a traditional style veranda on the rear aspect of the house, remove the existing tarmac tennis court, build a wall as the rear wall forming part of a walled garden, a proposed greenhouse, potting shed, badminton/pickleball court and swimming pool.
Penrose Farm, Maenporth, Falmouth.
- 4. Boslowick** **PA25/08360** **Mr & Mrs Boissier Wyles**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Listed Building Consent to construct a traditional style veranda on the rear aspect of the house, remove the existing tarmac tennis court, build a wall as the rear wall forming part of a walled garden, a proposed greenhouse, potting shed, badminton/pickleball court and swimming pool.
Penrose Farm, Maenporth, Falmouth.
- 5. Arwenack** **PA25/08778** **Mr Rolf Munding**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Demolition of single detached garage to allow construction of parking bays; associated landscaping and perimeter wall. Minor internal modifications with new replacement external fire escape stair from first floor and use of dwellings/flats as one dwelling
Captains House, 2 Florence Terrace, Falmouth.
- 6. Penwerris** **PA25/08809** **Punch Pubs**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Proposed replacement of existing shopfront windows and stallrisers to front and part side elevations with full height bi-folding doors
Prince Of Wales Inn, 4 Market Strand, Falmouth.
- 7. Penwerris** **PA25/08810** **Punch Pubs**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Listed building consent for a proposed replacement of existing shopfront windows and stallrisers to front and part side elevations with full height bi-folding doors
Prince Of Wales Inn, 4 Market Strand, Falmouth.

8. **Penwerris** [PA25/08828](#) **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 with variation of conditions 2, 3, 4, 5 and 6 in respect of PA25/04841 dated 19/09/2025.
4 Tehidy Terrace, Falmouth.
9. **Penwerris** [PA25/08837](#) **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 with variation of condition 2 and 4 in respect of decision PA25/04840 dated 19/09/2025.
4 Tehidy Terrace, Falmouth.
10. **Arwenack** [PA25/08917](#) **Mr & Mrs Griffiee**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Internal alterations, new windows and cladding and extension of existing balcony.
76B Melvill Road, Falmouth.
11. **Boslowick** [PA25/08993](#) **Mr and Mrs Bradbury**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Permission in Principle for two self-build dwellings (minimum 2, maximum 2).
Land Abutting Swans Reach, Swans Reach, Falmouth.

[Draft] Call for Sites

From

Draft saved Mon 24/11/2025 3:51 PM

Information Classification: PUBLIC

"Call for Sites" and "Call for Large Sites"

November 2025



"Call for Sites" and "Call for Large Sites"

We are writing to update you on our "Call for Sites" and a new "Call for *Large Sites*".

Our Call for Sites continues to welcome suggestions of sites for development. You can submit sites via our [Call for Sites](#) page. This now includes a dedicated "Call for Large Sites" which is specifically looking for strategic scale development options. Together the results of the calls for sites will help inform the next Local Plan including the distribution of new development and development allocations.

The Call for Large Sites is for land that can sustainably accommodate at least 800 homes. Such sites tend in practice to include 1,500 to 3,000 dwellings. By their definition these sites will be large, and they will need to comprise a mix of housing, employment and recreation uses and facilities, and be served by adequate infrastructure. They could be extensions to existing settlements or new communities. In all cases they will need to be masterplanned to show how they will integrate into their location.

Submissions to the Call for Large Sites need to include a form and an illustrative masterplan. Where a large site has already been submitted through the main call for sites, the site reference can be used to short-cut some of the questions. Submissions received by **30th January** will be reviewed in February 2026. The findings will be reported to the Council's Growth Board on 17th March 2026. Large sites included in the HELAA will be actively considered for allocation although the HELAA itself does not change the planning status of any land.

You can view existing Call for Sites submissions on the [Call for Sites](#) webpage which includes a high level assessment of individual sites' location, suitability, availability and achievability (viability) as well as an

indication of potential use and amount of development. You can also download our site assessment methodology which is based on Government guidance, our understanding of a future national methodology and advice from our HELAA Panel (a body of development industry experts – which is standard practice). The study is “policy-off” e.g. in terms of scale and location, allowing future policy options to be informed by what sites are known to be available. Given the very large number of sites, individual site assessments at this stage do not consider landscape constraints in any detail for example.

The study does not change the planning status of any sites or suggest that they will be given planning permission if we get an application. Evidence built through the HELAA process will however be used to support allocations where appropriate and may support the submission of planning applications. To ensure you are notified of allocations consultations please remain on our Local Plan contact list.

The timing of the next Local Plan including consultations is dependent on central Government. We will contact you when we have a timetable.

If you have any queries on our calls for sites or the next Local Plan please do not hesitate to contact us.

Local Plan Team

Please click here to [unsubscribe](#) from future Cornwall Council Planning Policy consultations and updates.

www.cornwall.gov.uk





Falmouth Town Council
Municipal Buildings
The Moor
Falmouth
Cornwall

Your ref:
My ref: CAT/WCA 574
Date: 26th November 2025

Dear Falmouth Town Council,

**Notice of Decision not to Confirm a Definitive Map Modification Order
Wildlife and Countryside Act 1981 – Section 53**

**The Cornwall Council (Addition of a Footpath at Middle Point in the Parish of
Falmouth) Modification Order 2023**

The abovementioned Order was made by Cornwall Council on 11th July 2023. The Order was subsequently not confirmed. As required by Schedule 15 Paragraph 11(4) to the Wildlife and Countryside Act 1981 Cornwall Council hereby gives notice of the decision.

Yours sincerely

**Public Rights of Way Officers | Public Rights of Way Team
Regulatory Services | Cornwall Council**

E: PROWOrders@cornwall.gov.uk | **T:** 0300 1234 202

NOTICE OF A DECISION NOT TO CONFIRM AN ORDER
SECTION 53 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981

CORNWALL COUNCIL

DEFINITIVE MAP AND STATEMENT OF PUBLIC RIGHTS OF WAY FOR THE FORMER
CARRICK DISTRICT AREA

**The Cornwall Council (Addition of a Footpath at Middle Point in the Parish of
Falmouth) Modification Order 2023**

To: Falmouth Town Council

Of: Municipal Buildings
The Moor
Falmouth
Cornwall

On a decision dated 12 November 2025, an Inspector appointed by the Secretary of State for Environment, Food and Rural Affairs did not confirm the above titled order made under section 53(2)(b) of the Wildlife and Countryside Act 1981. A copy of the Order decision is enclosed.

If an order is not confirmed, an aggrieved person can challenge the decision by applying for a judicial review to the Administrative Court for a court order to quash the decision, the matter will then go back to the Inspectorate to re-determine.

For applications for judicial review, the Claim form must be filed with the Administrative Court promptly and in any event not later than 3 months after the date of the decision, unless the Court extends this period.

Dated: 26 November 2025

Emma Childs | Director of Regulatory Services



Order Decision

Inquiry held on 23 and 24 September 2025

by A Behn Dip MS MIPROW

an Inspector appointed by the Secretary of State for Environment, Food and Rural Affairs

Decision date: 12 November 2025

Order Ref: ROW/3337228

- This Order is made under Section 53(2)(b) of the Wildlife and Countryside Act 1981 (the 1981 Act) and is known as The Cornwall Council (Addition of a Footpath at Middle Point in the parish of Falmouth) Modification Order 2023.
- The Order is dated 11 July 2023 and proposes to modify the Definitive Map and Statement (DMS) for the area by adding a public footpath at Middle Point as shown on the Order Map and described in the Order Schedule.
- There were 2 objections outstanding at the commencement of the Inquiry.

Summary of Decision: The Order is not confirmed

Procedural Matters

1. An application to add the Order route to the DMS was submitted by Falmouth Town Council in 2011, accompanied by 39 User Evidence Forms (UEF's). Following investigation of the claim, Cornwall Council made an Order on 11 July 2023. Two objections were subsequently received from representatives of the objecting landowner Mr Semenenko and 2 additional UEF's were submitted.
2. An Inquiry was held on 23 and 24 September 2025 at Tremough Innovation Centre, Falmouth. I undertook an accompanied site visit on the afternoon of 24 September 2025 when I was able to inspect the Order route and familiarise myself with the area surrounding the claimed path. For clarity, references in this decision correspond to points marked on the Order Map, which is attached.
3. An application for an award of costs was made at the Inquiry by Michelmores LLP on behalf of their client. This application will be the subject of a separate decision. Closing submissions from both parties were heard remotely on Monday 29 September 2025.
4. Several concerns were highlighted by Michelmores LLP both in written evidence and at Inquiry, regarding the processes undertaken by the Council leading up to the making of the Order. Whilst these concerns were raised to give context and background to their case, the procedures undertaken prior to the making of the Order are not matters for consideration before me. My role is solely to determine whether the Order should be confirmed under the legislation outlined in the Main Issues section. In closing submissions Michelmores LLP stated that there were a succession of incorrect maps before the Order was made and that the current map

is not the route of a path, however it was not detailed in their closing submission as to how the map was incorrect.

5. Michelmores LLP argued that the evidence did not justify the making of an Order. However, the legal test for making an Order only requires a reasonable allegation of a public right of way. Where credible evidence conflicts but does not conclusively disprove such a right, the threshold is met. I consider that this test has been satisfied.

The Main Issues

6. The Council made the Definitive Map Modification Order (DMMO) under Section 53(2)(b) of the 1981 Act, on the occurrence of an event specified in sub-section 53(3)(c)(i). Accordingly, the main issue is whether the evidence discovered (when considered with all other evidence available), is sufficient to show that a public right of way which is not shown on the DMS subsists over land to which the map relates.
7. Whilst it suffices under section 53(3)(c)(i) for a public right of way to be reasonably alleged to subsist in order to make a DMMO, the standard of proof is higher for it to be confirmed. At this stage, evidence is required to show, on the balance of probability, that a right of way subsists.
8. The Order was made based upon user evidence and as a result, the statutory requirements of Section 31 of the Highways Act 1980 (the 1980 Act) are relevant. This sets out that where a way has been enjoyed by the public as of right and without interruption for a full period of twenty years, the way is to be deemed to have been dedicated as a highway unless there is sufficient evidence that there was no intention during that period to dedicate it. The period of twenty years referred to, is to be calculated retrospectively from the date when the right of the public to use the way was brought into question.
9. If statutory dedication is not applicable, I shall consider whether an implication of dedication has been shown at common law. Common law requires me to consider whether the use of the path and the actions of the landowner have been of such a nature that the dedication of the path by the landowner can be inferred.

Reasoning

Statutory dedication

When the status of the claimed route was brought into question

10. The status of the claimed route was first brought into question in September 2010, when a new landowner repaired and locked a gate, and erected barbed wire, fencing and signs. Accordingly, the relevant twenty-year period to be evaluated for the purpose of statutory dedication is 1990-2010 (the relevant period).

Evidence of use by the public

11. Forty one UEF's were provided in support of the Order route, with earliest use claimed back to 1935. Usage appeared to be recreational and by foot, with the Order route being utilised as part of a longer onward route, for walking, with or without a dog, to access the foreshore and small beaches, or for fishing or swimming. A number of UEF's stated that these beaches were the only places they

could take their dogs in the summer months, when the main beaches were closed to dogs.

12. For those forms where it was clear that the person had walked the Order route, frequency of use varied considerably. The majority stated monthly use or more and some stated approximately weekly use. Others walked the claimed route less. At Inquiry, Mr West stated use of the claimed route twice a week since childhood. As a teenager he would cycle to the path, and thought he probably left his bicycle by the gate at point A, travelling onward by foot to the foreshore. As an adult he stated he walked his dog there, usually between 11am-2pm. Several UEF's noted that they had used the Order route since childhood and spoke of parents and grandparents using the claimed path in the past, to access the beaches.
13. There appears to be no interruption to use, albeit use appeared to be more frequent in summer than winter. Mr Bottomley stated at Inquiry that he would use the route to walk the dog to the small beaches, which, unlike other beaches in the area, were not closed to dogs in the summer. Mr Alvey stated that he did not use the claimed path in the winter. He used the Order route at other times of the year, to access a ledge to the side of the valve tower for fishing. He walked the route approximately 20 times a year between 2002 and 2005, although less often after. Mr Alvey explained that his visits would be in clusters, to fit in with the tides and might be two or three days in a row, then not, for some time. Michelmores LLP considered that fishing from the ledge was highly questionable as they felt that the water was not generally deep enough for fishing. However, I note from the Order Map that the high water mark does appear to reach the ledge in the approximate location of where Mr Alvey said he fished.
14. Mrs Dishington, who stated use of the route for the entire of the relevant period, walked there 2-3 times a week with her dogs, when the weather was good. At Inquiry, she said that it took 20 minutes to travel from point B to Crab Quay which is situated further along the coastline. Michelmores LLP pointed out that it took an hour to undertake this journey during the site visit. I acknowledge that the site visit took far longer than Mrs Dishington's estimate, however there were several people present and many stops were made along the way, to point out features of interest, or wait for people to catch up.
15. Almost every UEF stated that other people were seen when using the claimed route. However, evidence given by the witnesses that spoke at Inquiry, suggests that people were more often observed on the rocks and beaches, than on the claimed route itself. Mr Bottomley had used the route since 1979. On his UEF, he stated that he saw many others on foot, however he confirmed at Inquiry that he had seen people on the beaches but had no memory of meeting anyone on the claimed route. This correlates with the evidence of Dr Hoskin, who also stated at Inquiry that he saw others on the foreshore and presumed that they had used the claimed route to access or exit the beaches.
16. Mrs Dishington, who had used the Order route consistently for the entirety of the 20 year relevant period, couldn't recall seeing anyone on the path, but said she saw others on the foreshore. Mr Alvey, who had used the claimed route prior to the relevant period and also for eight years of the relevant period for fishing, also couldn't recall seeing anyone on the path. Albeit he felt his wife, who did not speak at Inquiry may have seen one or two people, Mrs Alvey's UEF described seeing other people fishing from the foreshore. At Inquiry, only Mr West stated that he saw

people at the incline by the valve tower and had to step into stinging nettles to the side of the path to let them by.

17. Aside from one UEF which stated use was with permission, no other user indicated that permission was sought or given to walk the claimed route, nor were they ever challenged. Use appeared to be open and without secrecy. Mr West recalled seeing workers from South West Water (SWW) strimming the path and painting the valve tower doors but was never asked to leave the land. This was echoed by Dr Hoskin, who also saw people strimming the path or working on the valve tower. He stated that they would acknowledge his presence but did not ask him to leave.
18. The witnesses that spoke at Inquiry generally remember the path being narrow and not well maintained. Dr Hoskin and Mrs Dishington recalled a trampled path, with vegetation to the side. Although Mr Alvey did not remember having to push brambles away, Mr West recalled stinging nettles by the side of the path and narrow steps that had soil built up into the corners. Mr Bottomley stated that the route was not in good condition, and that a year or two before the sale, was very overgrown. Mr Alvey stated at Inquiry that he felt that the route was generally used by able walkers and dog walkers, and from my site visit it was apparent that the section of the Order route from the valve tower to the beaches below and any onward route would have required a surety of foot.
19. There was one recollection on the UEF's of a warning sign on the valve tower at the time it became structurally unsound, a sign also recalled by some of the witnesses who spoke at Inquiry. The wording did not appear to state that there was no public right of way, rather it was a warning about the danger of the unsafe structure of the valve tower. At Inquiry, Mr West stated that there may have been a sign at point A at some point but couldn't remember.
20. Approximately half of the UEF's recalled 'an openable gate' present at point A of the Order route. Recollections varied as to the status of the gate, with some saying the gate was open, others saying it was ajar, some saying it was entangled in vegetation, and one user saying it was locked.
21. Of the witnesses that spoke at Inquiry, three of their UEF's had recalled a gate, with Mr Alvey's form stating that there may have been a gate but he couldn't recall the location. At Inquiry, when shown a photograph of the gate with a log in front of it, Mr Alvey agreed that the photograph was representative of what was there. He stated that he carried fishing equipment on his visits and certainly couldn't recall the gate being locked. Albeit he used the claimed route from 1976, he was not living in Cornwall between 1984 and 2002 and had only used the path during the latter part of the relevant period from 2002-2010, upon his return.
22. Dr Hoskin's UEF had not 'recalled' a gate. At Inquiry he clarified that he had no recollection of any issue with a gate. Dr Hoskin could not recall whether he had to open the gate but felt that as he was either carrying fishing equipment, or accompanied by dogs, he would have remembered if the gate were awkward to get through. He had assumed the gate was a deterrent for vehicles, not walkers. At Inquiry Dr Hoskin advised that he had been abroad between 1991-2001 and had used the claimed route for the last 9 years of the relevant period.
23. Mrs Dishington stated at Inquiry that the gate was either ajar or easily opened. She couldn't recall it being locked and felt that the route was easily accessible for her and her two dogs. Mrs Dishington spoke of going 'through the gap' by the gate. Mr

West advised that he walked round the gate if it was closed, 'as the fence was always down.' Mr Bottomley stated that the gate was 'sometimes wide open and often closed.' He stated that you could go around the gate if it were closed, and on occasion he would open the gate and then close it after he had gone through.

24. The Council considered that the UEF's carried considerable weight, albeit Michelmores LLP were of the view that the user evidence could not be relied upon, pointing out various errors and inconsistencies on the forms. In closing submissions Michelmores LLP stated that 6 users mentioned false features on their UEF's and that 10 of the users were muddled with their routes. They were astonished at the number of UEF's that couldn't recall a gate, despite the forms stating use of the claimed path up until 2010. Michelmores LLP were also surprised that no one recalled a large bank of spoil next to the valve tower and the steps, albeit the landowner Mr Semenenko, at Inquiry, when asked about the bank of spoil, remarked that it was not particularly noteworthy.
25. It was the view of Michelmores LLP that very few of the UEF's showed use for the full 20 years, however it is not necessary that all users evidence such use, more so that the route has been used by the public as a whole, for the relevant period. They were additionally concerned about the prefilling of some data on the UEF's, along with a third of the forms containing pre-highlighted maps. While I do understand this concern, users were generally able to identify features unique to the claimed route and as stated by the Council, had signed to say this was the route used by them.
26. The objector also drew attention to the cross examination of Mrs Dishington. They remarked that it was surprising that she did not remember the smell of the oil recalled by other witnesses at that location, considering that she claimed to walk the route 50 times per year. They also pointed out that although Mrs Dishington insisted that she could walk between the claimed route and Crab Quay at high tide, the site visit had illustrated that this was not possible.

Conclusions on User Evidence

27. Whilst the Council felt that the UEF's, all being signed and witnessed held considerable weight, they acknowledged at Inquiry that no interviews were undertaken with those who had submitted forms. I found that the information on a number of the UEF's was vague and I was unable to ascertain with any degree of certainty that these users were referring to use of the claimed route, rather than that of the popular FP26 that adjoins the route. As they did not speak at the Inquiry where clarifications could have been made, I have therefore placed very little weight on these particular forms. One UEF stated that use was by permission and this form has been discounted. Some weight is given to those UEF's whose information appears consistent with use of the claimed route, and more weight is accorded to those five users who spoke at Inquiry.
28. I accept that the users who gave evidence at the Inquiry used the claimed path, albeit I acknowledge the view of Michelmores LLP that the number of users who spoke at Inquiry was low when considering the amount of UEF's submitted. The witnesses individual recollections were all sufficiently detailed of the characteristics and features of the path, such as a gate at point A, the narrowness of the route as it descended, before opening out into an open area and the poor state of the steps down to the platform. Both Mr Alvey and Mrs Dishington additionally recalled goats that were kept adjacent to the claimed route. Dr Hoskin and Mr West both

remembered the oil slicks and accompanying smell that were apparent at times on the foreshore below the valve tower. Dr Hoskin advised that on occasion he would survey the oil slick, sending information on to the Environment Agency.

29. When asked at Inquiry if he believed usage of the route by the witnesses had occurred prior to his ownership, the landowner Mr Semenenko answered in the affirmative, albeit Michelmores LLP considered that use of the claimed route was far less than that stated by the UEF's and constituted trespass. They drew attention to the overgrown nature of the path as shown in photographs from the summer of 2009. I accept the comments made by the Council that vegetation growth is more rapid during the spring and summer months, but considering that the vast majority of UEF's stated use in 2009, the lack of a clear route shown in the photographs does appear to be at odds with the amount of claimed use at that time.
30. It would also seem that with the odd exception, other people were only seen on the foreshore and beaches, not on the claimed path itself, indicating that the prolific use of the path stated by the Council was questionable. While I accept the reasonable view of Mr Alvey and Dr Hoskin that those people they saw may have used the claimed route to access the foreshore and beaches, the view is speculative.
31. The objector pointed out that few users had mentioned the steps in their UEF's and that all forms were incorrect with regard to the narrowest width. I would not expect users to recall an exact measurement of the narrowest point of the path. Additionally, the UEF did not ask about the existence of steps or request the form filler to recite any special characteristics of the claimed route. I therefore do not interpret a user not mentioning steps, as evidence of them not using the whole route. They would have needed to descend the steps in order to access the foreshore, whatever their onward route or purpose.
32. The untested evidence, although certainly not in its entirety, does in general, support the tested evidence, albeit I am not persuaded that use was prolific. The overgrown nature of the path shown late in the relevant period does not correlate to the number of people stating regular use of the path at that time. Add to this the evidence of the witnesses, which indicates few were seen on the claimed route itself, it does become questionable whether use would have been noticeable to a non-resident landowner. Notwithstanding this, I find that there is user evidence sufficient to raise a presumption of the dedication of a public footpath.

Evidence of the landowners and whether the landowners demonstrated a lack of intention to dedicate a public footpath

33. The land across which the Order route passes, falls under two different land ownerships. From point A to approximately midpoint between points A and B is publicly owned. From the midpoint to the foreshore, which lies a short distance beyond point B, the land is owned by Mr Semenenko.
34. There appears to be little landowner evidence for the publicly owned section of the claimed route. The Council advised that they had approached a former Carrick District Council officer and Falmouth Town Council in this regard, but no response or recollection pertaining to the management of the land or the origin, purpose and management of the gate at point A appears to have been forthcoming.
35. Mr Semenenko first came across the claimed route in 2003 and wondered what was beyond the gate at point A. He noticed that the gate was overgrown with

foliage, padlocked and a sign was visible on the gate in the manner of a keep out/private notice. He did not recall seeing a gap between the gate and bank. He purchased land along which part of the claimed route crosses in 2010, repaired the fencing, placed a new padlock on the gate at point A and erected a further gate along the claimed route.

36. Trevor Woskett, a friend of Mr Semenenko, accompanied him on the day he purchased the valve tower. He recalled that the gate was locked and that there was a sign and he had to squeeze between the bank and the right hand side of the gate post to get through. He recalls the bracken being unbroken at the top of the narrow steps leading down to the valve tower platform and he could smell sewerage and oil. Whilst this gives a snapshot in time of the claimed route in 2010, it would appear that this was Mr Woskett's first visit to the site.
37. Prior to purchase by Mr Semenenko, the land was owned by SWW, who form part of Pennon Group PLC. In a conversation with Mr Street from SWW in 2011, Mr Street had advised him that it was company policy to keep the public out of operational sites. Mr Street was adamant that due to the steep narrow steps with no handrail and the unsafe structure of the valve tower as a result of a methane explosion, the public would have been kept away for health and safety reasons. Mr Street told Mr Semenenko that due to trespassers climbing over the wall from the shipyard and over the fencing, SWW had taken action to increase the fencing height.
38. Several letters from SWW form part of the evidence received. In 2011, a letter from Mr Roberts, a solicitor for Pennon Group PLC, stated that while the valve tower was operational dispensing sewerage into the sea, the site would have been secured, with SWW visiting the site. The letter stated that there had been instances when SWW staff had attended site, found people trespassing and confronted them, although no specific details of when, were given.
39. A very detailed statutory declaration from Mr Street, a consultant and also former employee of SWW was received in 2011. Mr Street was responsible for the maintenance of the valve tower and visited the site every month until 1995. He recalled the gate at point A and stated that it was kept padlocked and that there was a notice on it which read, 'South West Water' and 'Private.' Although the Council point out that the gate at point A was not on land owned by SWW and so it could not be the gate that Mr Street commented upon, I am not inclined to agree, as there is no evidence indicating another gate existed along the claimed route. Mr Street advised that his visits became less frequent from the mid 1990's, after the valve tower reduced its operation, but the site was still visited as part of asset management. In the years leading up to 2010, the site was visited regularly whilst being identified and prepared as an asset to be disposed.
40. In his statutory declaration, Mr Street explained that on occasion he had encountered people trespassing on the land and requested that they leave, as the land belonged to SWW and they had no right to be there. The last time he did this was Spring 2010, when he encountered 3 boys on bicycles on the land. Mr Street was due to give evidence at the Inquiry but sadly passed away prior to the Inquiry.
41. Mr Westcott, a retired employee of SWW, gave evidence at the Inquiry. He was a meter reader from 1985 until 2008, and visited the site twice each year to read the meter, which was located close to the Valve Tower. Mr Westcott recalled having to

climb over the gate, which he stated was always locked and for which he didn't have a key. The Council asked how many other meters he visited each day and Mr Westcott stated approximately 120, but no other site that required climbing over a gate. He recalled a sign on the gate, which he believed said 'no entry' or similar, but could not recall its exact positioning. He stated that he never saw anyone on the claimed route when making his visits.

42. The Council speculated that it was entirely likely that Mr Westcott may have climbed over a different gate, perhaps to access the valve tower itself for meter readings. However I note from Mr Westcott's written evidence that the meter for the valve tower is located on the verge of the track, some 15 metres away from the structure itself.
43. The Council also pointed out that Mr Westcott, at Inquiry, was unable to visually confirm the gate he climbed over from a photograph and thus provide positive confirmation that it was the gate at point A. Without such confirmation the Council considered this could not be regarded as evidence of the gate being locked. I disagree. Mr Westcott suffers from an eyesight impediment that was clearly not an issue when he worked for SWW. He described parking his car on Castle Drive and walking down the public footpath, climbing over the gate to gain access to the valve tower site and going down the narrow track to read the meter. I found Mr Westcott a sincere and reliable witness, who was able to describe his visits in detail, recalling characteristics mentioned by others, of the claimed route.

Photography

44. Pennon Group PLC submitted some photographs taken in June 2010, prior to the sale of the property to Mr Semenenko. The gate appears to be closed, although it is difficult to see if there is a padlock. There is a narrow gap to the right of the gate. A photograph further along the claimed route shows heavy vegetation and a large dense shrub across what would appear to be the line of the path. Another photograph taken by the valve tower shows low level vegetation across the route.
45. A photograph was also submitted by the Council from a countryside survey undertaken at a similar time in June 2010. The photograph is taken on FP26 on the approach to the claimed route. It is extremely similar to one of those taken by Pennon, and shows the gate pulled to, albeit there is a gap between the gate and the right hand side gate post. Again, a padlock cannot be ascertained.
46. SWW provided further photographs of the route from June 2009. These photos show the gate having been opened by SWW, with shrubbery in front, that Mr Forbes-Laird, an expert witness for the objector, assessed as growing up and against the gate when it was closed. This analysis does accord with some UEF's that stated the gate was overgrown with vegetation. As the gate is open, it is difficult to ascertain whether there is a gap to the right hand side of the gate, between the gate and the right hand side gate post. There does not appear to be a gap to the right hand side of the gatepost itself and the bank. There does not appear to be a sign on the gate. A photograph further along the path, mirrors the photograph taken the following year in June 2010, with dense shrubbery growing across the route, and long grass on the line of the path, suggesting that any use at that time was very low.
47. Mr Forbes-Laird analysed further vegetation from the photographs, which he felt indicated low, if any use occurred, due to the maturity of the plants and how being

trampled down underfoot would affect their growth and flowering pattern. He drew attention to the fronds of a Hart's Tongue Fern between the right hand gatepost and hedge bank, assessing that it was 3-5 years old. Mr Forbes-Laird assessed that any regular human traffic would have damaged and likely destroyed the fern. The Council in closing submissions noted that Mr Forbes-Laird was not a botanist and felt that the user evidence could not be dismissed on the basis of a plant analysis conducted fifteen years after use had ceased. While I acknowledge this view, the analysis was carried out on clear photographs of vegetation late in the relevant period. Mr Forbes-Laird was a credible and knowledgeable witness and his analysis supports the photographs that appear to show low use near the end of the relevant period.

48. Aerial photography generally shows a clear route down to the valve tower, although the route is less clear in the latter years of the relevant period, and the first section of the route cannot be seen due to tree cover. The aerial photography accords with evidence that states the route was originally a metalled surface, with access being maintained by SSW for their own purposes, the strimming of which was mentioned by Dr Hoskin, who interpreted it as facilitating a right of way. According to Michelmores LLP, as SSW reduced use of the Order route, it became more overgrown, requiring significant clearance before the Valve tower and its land was marketed for sale. This correlates with the evidence of Mr Bottomley who remarked upon the overgrown state of the claimed path at Inquiry.

Gate at point A

49. The gate appears to be a focal point in this case and was the subject of much evidence and discussion. It was the view of Michelmores LLP that the gate had been in situ since the construction of the Valve Tower in the 1920's. Pennon Group PLC advised by letter, that the gate had been erected by SSW as a means of controlling access to the valve tower. It would appear that the gate was certainly in situ for the entirety of the relevant period and very likely for a long time prior to this. Albeit common ground that a gate was present at point A, there was dispute between parties as to whether the gate was open or closed, locked or unlocked.
50. It was the Council's view that the backdrop of 39 UEF's confirming the gate was not locked and the witnesses at Inquiry confirming this, was overwhelming evidence of the same. I do find that statement rather sweeping, as almost half of the UEF's when answering the question 'Are there or have there been any openable gates on the way,' answered in the negative. The Council also pointed out that there was no evidence that access to the valve tower from the direction of point B was ever restricted or secured and suggested that allegations of a locked gate at point A was inconsistent with SSW's management of the rest of the site.
51. In addition to the evidence provided by Pennon Group PLC and SSW, other witnesses gave testimony that the gate was shut and locked. A family member of Mr Semenenko, Samantha Sand-Holmes, walked her dog Charlie with friends along FP26, regularly between 1994-1997. She used FP26, 3-4 times during the week, and stated that the gate at point A was always shut and chained and the gate was overgrown. She recalled a sign but could not remember what it said, although at Inquiry she stated that the sign was black and white and said, 'something like Private.' When asked about the chain, Ms Sand-Holmes stated that 'it was a long time ago but she was pretty sure it was locked and the route was not accessible.'

-
52. A Mr Barrett in a written and witnessed statement, advised that he walked FP26 almost every weekend with his dog, between 1991-1998. He noticed a locked gate with a warning sign on it and considered that it was obvious that the land beyond was private. In a similar statement, a Mr Hickman who was local to the area would often walk his dogs to find a vantage point to watch the boats racing. He stated that he would have utilised the vantage point that would have been offered by the valve tower but recalled that the claimed route was securely gated off and obviously private property.
53. Michelmores LLP felt that all of the evidence on their part attested to a locked gate, albeit I consider that the wording of some of the statements is not concise in that expression. One person was fairly sure the gate was locked, one said it would have been locked and one said it was securely gated.
54. Michelmores LLP further considered that the user evidence supported their premise of a locked gate, referring to UEF 22, UEF 17 and Mr Chell from the Council. UEF 22 specifically stated there was a locked gate, however that user stated only one year of use in 2006. Mr Chell, Senior Countryside Officer for Cornwall Council, in internal correspondence from 2022, wrote that he recalled 'a period when the gate was not locked' pre unitary authority. Whilst I agree with Michelmores LLP that the wording of Mr Chell suggests that at some point the gate was locked, it cannot be ascertained from this single sentence when that would have been, or for how long. I acknowledge that UEF 17 referenced a gate, stating that 'it has always been possible to walk around the gate', however, albeit suggestive of a locked gate, it is not necessarily evidence of such. That aside, several users including some of those who spoke at Inquiry spoke of walking around the gate.
55. In closing submissions, the Council pointed out that should the gate at point A have been locked, it would have obstructed the access of a residential property at Middle Point, located half way down the claimed route. While I accept this comment, it would appear that the main access for this property is located off Castle Drive. There appears to be no evidence from the landowner of this property at the time of the relevant period, as to their use or otherwise, of the claimed route to access their property during that time.
56. Michelmores LLP drew attention to a way marker post situated on FP26, directly adjacent to the gate at point A where the yellow arrow quite clearly pointed towards FP26, as part of the South West Coast Path. Some statements, including that of Mr Barratt, had mentioned the post. In line with what was mentioned, Michelmores LLP suggested that, as the way marker post was to help direct the public as to the route of a public right of way, it was quite clear, that as it did not point towards the claimed route, that the public would have been aware that they had no right to use the claimed route. I accept the logic behind this suggestion, however while the purpose of a way marker post is to point the public in the direction of public paths, it does not necessarily follow that use of any other route is trespass. The way marker is also not action by a landowner to show a lack of intention to dedicate, albeit I do accept in principle, that it also does not convey to the public that the Order route was a public right of way.

Whether the gate, not being on Mr Semenenko's land constitutes an intention not to dedicate

57. The gate at point A being repaired, locked and meshed by Mr Semenenko served to bring the claimed route into question. While it is open to anyone to challenge the right of the public to use the path, it is more unclear as to whether the presence of a gate can be construed as a lack of intention to dedicate by a landowner, if it is not on their land.
58. While the Council were of the view that the gate at point A was not locked, they also disputed that SWW would not have had any authority to lock the gate anyway, being that it was on public land and not on land that belonged to them.
59. It is appropriate at this juncture, to consider the historical and physical context of the gate. Historically, it would seem from correspondence by SWW, that in the 1930's, the operations of waterworks and the land that forms the site of the valve tower and the gate at point A, fell under the responsibility of the Borough of Falmouth. The operations then transferred to SWW in 1974 under Local Government Reorganisation. Although not all of the land across which the claimed route runs was ultimately transferred over to SWW, it would seem that easements were allowed for SWW to be able to cross the claimed route to where their land ownership begins. I find it a reasonable assumption that permissions would have been in place for the erection of a gate at this location. Certainly there is no conflicting evidence to this before me. The fact that the Council did not act to remove the gate until 2018, many years after SWW had sold the land, would appear to support the inference.
60. Turning to the physical location of the gate, it sits at a fork adjacent to a very popular public right of way. The fork is the only access to the land owned by SWW and now Mr Semenenko, from this direction. To place a gate intended to restrict access half way down the track at the land boundary would seem illogical when the fork of the track would be the obvious point of access.
61. The Council drew attention to *R (OAO Godmanchester Town Council) v Secretary of State for the Environment, Food and Rural Affairs [2007] UKHL 28*, stating that only a landowner can dedicate a public highway on their land and that actions existing from outside of the landowners consciousness should be perceptible. As SWW were not the landowners, the Council considered that it followed that their actions were the consciousness of a third party, not the landowner.
62. It is my view that this is stretching the concept of the judgement out of relevant context. The judgement at the point referred to by the Council, is dealing with sufficient evidence of a lack of intention to dedicate. When referring to '*landowners consciousness*' it is saying that a lack of intention to dedicate must be more than '*simply proof of a state of mind*' and must be shown by '*perceptible acts*.'
63. While the gate sat just outside of the land owned by SWW, its purpose was to restrict access to their land. Albeit I accept the view of the Council that only a landowner can dedicate a public highway, the purpose of the gate was to prevent access onto SWW land, which could only be accessed by crossing the Council's land. They actively and knowingly took responsibility for the gate and advised Mr Semenenko that the gate was his responsibility when they sold the land to him. In my view this can be construed as an objective act outside the '*landowner's consciousness*' in the correct interpretation of that section of Godmanchester. I also

agree with Michelmores LLP in that there appears to be nothing in S31(1) of the 1980 Act that says a lack of intention to dedicate cannot be a short distance from the land in question, at the most obvious entrance point.

Conclusions on Landowner Evidence

64. Whilst it is clear that Mr Semenenko took clear and overt action that demonstrated there was no intention to dedicate a route across his land, it is accepted that he was not the landowner during the relevant period.
65. I fully accept the view of Michelmores LLP that SWW would not have actively encouraged public use of their land. This would seem especially pertinent for a route near an unsafe structure that had been subject to an explosion, with narrow stone steps to the platform, a sheer drop on one side and a drop to the rocks below from the platform itself.
66. Pennon Group confirmed in writing that it was policy to safeguard and secure operational sites and there is evidence that they considered that the gate at point A fell under their responsibility and its purpose was to restrict access to their land. It would seem that fencing was actively increased in height to prevent trespass from the adjoining shipyard and there is also some evidence of SWW taking steps to show that there was no intention to dedicate the claimed route. I afford some weight to the statutory declaration of the late Mr Street, who specifically evidenced a challenge to the public in April 2010 and whose written testimony stated that there were more challenges, although there was no written detail of when these other challenges occurred. I found Mr Street's evidence was both credible and comprehensive and showed an intimate knowledge of the site for which he was responsible.
67. There is suggestion of a sign being present at some point on the gate at point A. It is appropriate to consider whether the wording of the alleged sign was such that a reasonable user would have understood that their entitlement to use the route was being challenged, and whether the sign itself was displayed in a manner which would come to the attention of a reasonable user.
68. While the wording could not be clearly remembered by those whose statements recalled a sign on the gate at point A, Mr Street's declaration stated that the sign contained the words '*Private*' and '*South West Water.*' Again there is a need to return to the location of the gate at point A, as the sign was attached to the gate, and also to return to the Godmanchester judgement.
69. In the Godmanchester case, it was considered that the test is '*not what the owner subjectively intended nor what particular users of the way subjectively assumed, but whether a reasonable user would have understood that the owner was intending...to disabuse [him] of the notion that the way was a public highway.*'
70. The gate was across the single fork of a track adjacent to FP26. Next to the fork was a way marker post pointing clearly in the direction of the continuation of FP26. On one side of the gate, there was a hedge bank and on the other side, there was a steep drop within a few metres of that side of the gate. Other than continuing along FP26, it would be incumbent on any user to either negotiate the gate that held the sign, or walk around it near to the steep drop, or use a gap to access the land beyond.

-
71. As the alleged sign also said 'South West Water' a reasonable user would have understood it to relate to the objector's land. Whilst the land immediately beyond the gate did not belong to SWW, anyone going beyond the gate would necessarily have had to go onto the objectors land and it is highly unlikely that the user would be aware that the first part of the track did not belong to SWW. I accordingly consider that a reasonable user, when faced with a gate and a sign would have understood that the sign was from SWW and related to their land beyond the gate, which was private.
72. There was also evidence given that the gate was locked, at least some of the time, as stated by Mr Street, Mr Westcott and as suggested by the statements of people passing by on the adjoining FP26. I agree with Michelmores LLP that retired SWW employees had nothing to gain from their testimony and it would therefore seem illogical to suggest that their statements are untrue.
73. Aerial photography shows a route that, for many years prior to the relevant period, would have been physically able to be walked. However more recent aerial photography, photographic evidence and the accompanying testimony of Mr Forbes-Laird is suggestive that use of the claimed route was very light late in the relevant period.

Conclusions on statutory dedication

74. Use of the Order route appears to have been by local people with a knowledge of the tides, where the claimed route led and who were sufficiently able to negotiate the steep narrow steps down to the rocks and then scramble across the outcrops to their chosen destinations. Whilst the UEF's suggested prolific use up to 2010, the photographs and vegetation analysis cast doubt on such popularity of use, especially later in the relevant period. The fact that other people were rarely seen on the Order route itself also does not lend itself to the abundance of use claimed. This then raises a little uncertainty as to whether any persistent use of the Order route would have come to the attention of a landowner.
75. Whilst there were several UEF's that I do not consider were sufficient in clarity to afford any weight to, I do accept that use of the claimed route has taken place by those witnesses who spoke at Inquiry and also by those whose UEF's are detailed sufficiently to ascertain as such.
76. There is no evidence of a lack of intention to dedicate by the Council, who own part of the track that forms the first section of the Order route. There is, however, evidence before me that suggests that SWW did not intend to dedicate a route across the land which they owned, prior to the purchase of that land by Mr Semenenko in 2010. Accordingly, the question is whether that evidence was sufficient. A lack of intention to dedicate need not be demonstrated for the entirety of the relevant period, however it does need to be sufficient to come to the notice of a reasonable user.
77. When considering the term reasonable, Michelmores LLP, were of the view that the presentation and topography of the Order route alone were suggestive enough to a reasonable person that they should not be there.
78. They drew attention to the photographs and submitted that entering the Order route through a gap by the side of a gate, encountering thick vegetation and large shrubbery across the line of the route, followed by narrow precarious steps down to

the valve tower platform, and then a short jump to the rocky outcrop below would surely provide obvious signs to most people that the claimed route was not a public footpath.

79. I am inclined to agree that late in the relevant period, the photographs certainly paint such a picture and going around the sides of a gate to enter the land, rather than directly through the gate, could support such a view. However, this scenario may not always have been the case. Aerial photography shows, where it can be seen, a clear useable route very early in the relevant period, prior to SWW's cessation of using the valve tower as a regular operational site in the late 1990's. However, the aerial photography does not show the first section of the Order route clearly due to tree cover and so it is impossible to make any assertions from the aerial photography on that part of the route.
80. SWW, during their ownership of the site, took positive action to increase fencing to deter trespass from the shipyard area and erected a gate at point A to restrict access. There is suggestion of a sign being present at some point on the gate, as described by Mr Street. A sign was not present on the gate late in the relevant period, as seen from the photographs taken at that time, and it was not recalled by users. However a sign was mentioned in Mr Semenenko's recollection of his walk along FP26 in 2003, the evidence of Mr Street who attended site regularly until 1995, the oral evidence of Mr Westcott who attended site from 1985 – 2008, and also in statements made by some people that passed by the Order route regularly in the mid 1990's. Whilst the Council felt that photographic evidence had to be produced to verify the existence of the sign, caselaw accepts that such evidence is not always available, especially when evidence is given after the event. To take such a stance could raise an expectation that users also provide photographic evidence of using the Order route, to verify their own evidence.
81. There is mention of a padlock on the gate at point A. While I accept the statement by Pennon Group PLC that the site would have been secured while the valve tower was operational, that is not evidence to the fact. Again, the photographs from late in the period do not appear to show a padlocked gate, more so they seem to show a gate slightly ajar with overgrown vegetation, which correlates with some UEF's. Only one user stated that the gate was padlocked, albeit the evidence of the retired employees of SWW specifically attest to a padlocked gate and I afford some weight to Mr Westcott who spoke at Inquiry and said the gate was always locked on his visits. Additionally, those who passed by on FP26 in the 1990's, inferred in their statements that the gate was locked. However, being 'fairly sure' it was locked, or saying the route was 'gated' is not evidence of a padlock. The Senior Countryside Officer remembered a period 'when the gate was not locked, albeit no details were given.
82. Leaving the conflicting evidence of a padlock aside, the evidence does show that the gate was often closed. Some UEF's and two witnesses at Inquiry mentioned using a gap or going around the gate when it was closed. If the gate were easy to open, as some suggest, the question arises as to why users would instead utilise a gap either between the gate, or where fencing was down.
83. There is also suggestion of challenges being made, referenced by the solicitor of Pennon Group PLC and also in the statutory declaration of Mr Street. Details were provided of a specific challenge in Spring 2010 by Mr Street and he stated to have made others, albeit he did not provide details of these. Nevertheless, I have no

reason to doubt his testimony which was both credible and comprehensively detailed about the history and management of the site.

84. The evidence in this case is very finely balanced. I have concluded that the user evidence is sufficient to raise a presumption that the claimed route has been dedicated as a public footpath, however I also conclude that the landowner evidence, on the balance of probabilities, is just sufficient to demonstrate a lack of intention to dedicate.

Common Law

85. An inference that a way has been dedicated at common law may be drawn where the actions (or inaction) of a landowner who had the capacity to dedicate, expressed or implied that they intended a way to be dedicated; and where there is evidence of acceptance by the public. The onus rests with the person claiming the right of way to show that the evidence as a whole can infer the intention to dedicate.
86. There is evidence of use of the claimed route by some, prior to the relevant period, and there is also suggestion by some users that their parents and grandparents used the route in the past. Whilst such use would span some considerable time, some of the UEF's that claimed long use were not sufficiently detailed for me to ascertain it was the claimed route being used, and the remainder generally claimed monthly use. Accordingly, I am not persuaded that the level of use would have been sufficiently notorious to bring to the attention of a landowner, that a continuous right to enjoyment of the use of the claimed path was being exercised.

Cul de sac path

87. Whilst I have made the findings above, for completeness, it is now appropriate to consider the utility of the Order route.
88. Michelmores LLP felt that it was very odd that the Order route 'was a route to nowhere' and considered that this emphasised that there was little evidence of anyone actually using the steps down to the platform. However the evidence does not indicate that users stopped at the top of the steps, it shows that users utilised the Order route as part of an onward journey, to access the foreshore for various activities, or as part of a longer walk along the coastline towards Crab Quay, Little Dennis or Pendennis Point. The Council advised that as users tended to 'wander' after point B on the Order Map, they did not consider the onward journeys satisfied the legal tests to enable inclusion on the Order, but drew attention to the coastal destination of the Order route, and stated that it was common practice for the local footpaths to terminate at the beach.
89. Caselaw is settled that it is not requisite that a public right of way terminates on another highway. It is recognised that some public rights of way lead to a place of public resort such as a beauty spot, or a viewpoint, or to the sea's margin. However, the Order route in this case, appears to fall short of terminating at a place of public resort.
90. I concur with the Council that very few users evidenced their stated onward destination on the maps accompanying the UEF's, and those that did drew differing routes, supporting the view of the Council of a tendency to wander. However, point B of the Order route falls short of the mean high water mark of the foreshore and

terminates on a wide strip of privately owned land. Accordingly, should my findings have been different, confirmation of the Order would not have resulted in a satisfactory outcome for the public. The Order route terminates at a location where the public would have no right to be and legally, they would be unable to continue their journeys to achieve their purpose of using the route in the first place.

Formal Conclusion

91. Having regard to these and all other matters raised at the inquiry and in the written representations, I conclude that the Order should not be confirmed.

Formal Decision

92. I do not confirm the Order.

A Behn

INSPECTOR

APPEARANCES

For the Council:

Oliver Bradbear Solicitor, Cornwall Council

who called:

Emma Walker Public Rights of Way Team Leader, Cornwall Council

Martyn Alvey

Cherry Dishington

Dr Miles Hoskin

Philip West

John Bottomley

Supporters:

For the landowner:

Helen Hutton Michelmores LLP

Keith Westcott

Samantha Sand-Holmes

Ivan Semenenko

Trevor Woskett

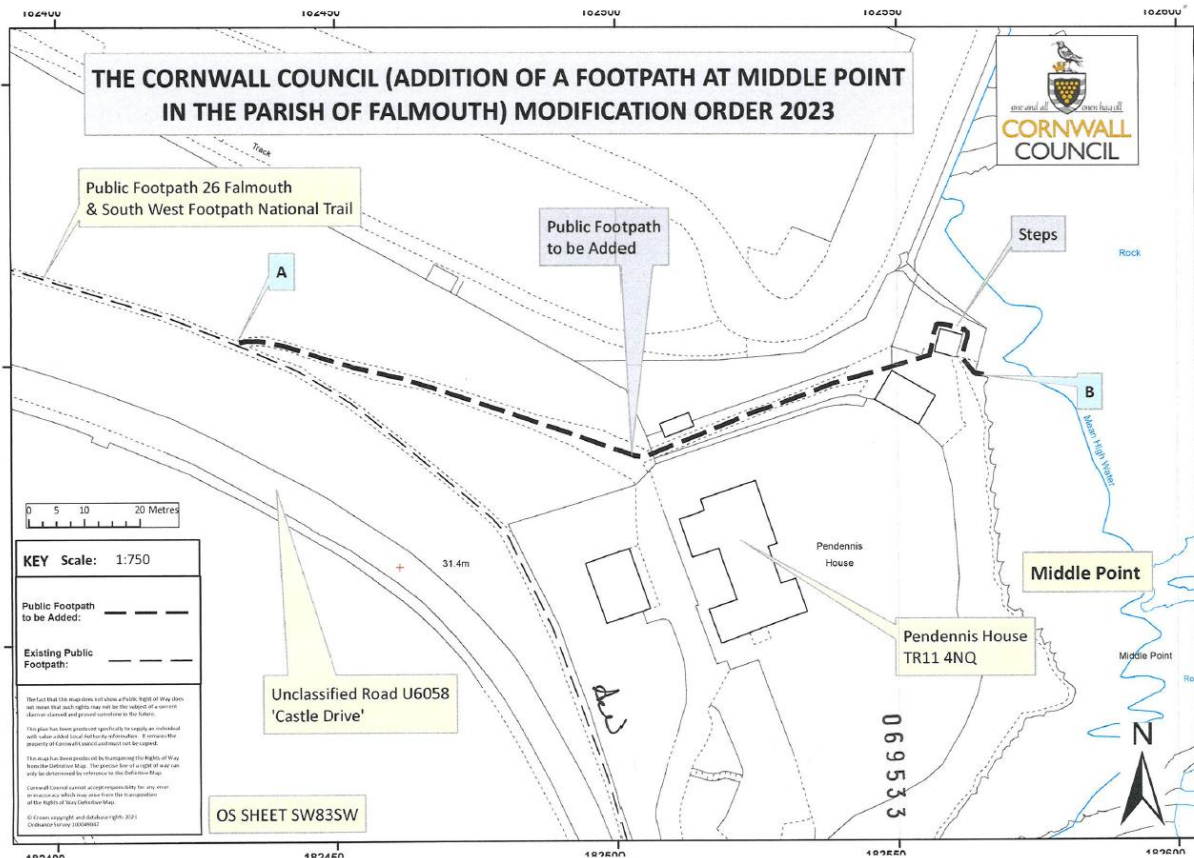
Julian Forbes-Laird

Against the Order:

Michael Ullmer

DOCUMENTS HANDED IN AT THE INQUIRY

1. Opening statements of Cornwall Council and Michelmores LLP
2. Written copy of oral costs application from Michelmores LLP



The County of Cornwall (Infra25-240) (Falmouth & Penryn) (Various Roads) (Restrictions on Waiting) (Amendment) Order 2025

NOTICE IS HEREBY GIVEN that Cornwall Council proposes to make the above Order to regulate traffic in Falmouth and Penryn. The effect is to introduce and amend waiting restrictions along the lengths of road described below.

Copies of the relevant documents are available for public inspection during normal office hours at Reception, New County Hall, Treyew Road, Truro, TR1 3AY. Alternatively, visit <https://letstalk.cornwall.gov.uk/transport>, email traffic@cormacltd.co.uk or telephone 01872 327250 to obtain further information. Please quote reference **Infra25-240** and the relevant location on all correspondence.

Comments of support, objections or any other representations, must be made in writing, with objections specifying the grounds on which they are made. You can respond on-line by visiting: <https://letstalk.cornwall.gov.uk/transport>. Alternatively, write to Cormac Solutions Ltd, Infrastructure Design Group, Radnor Road, Scorrier, Redruth, TR16 5EH. Any representations must be received no later than the **9th January 2026**.

We value your privacy. To find out how we use the data you provide, please visit www.corservltd.co.uk/privacy-and-cookie-policy.

FALMOUTH

No waiting at any time

Albany Road outside All Saints' Church; **Castle Drive** opposite Nos 33-35; **Trevethan Rise** at junction with Trevethan Road; **Trevethan Road** at junction with Trevethan Rise.

PENRYN

No waiting at any time

Green Lane from junction with Polwithen Road to Green Lane Farmhouse.

TOWN AND COUNTRY PLANNING ACT 1971

FOR SUBMISSION TO THE COUNCIL ON 15TH DECEMBER 2025

Applicant	Works, Location, and App. Number	Decision
Mr Tom Beverley-Jones	Pre application advice to convert existing garage into an integrated habital room with the main house. 20 Campbeltown Way, Port Pendennis, Falmouth. PA25/01073/PREAPP	Closed – Advice Given
Alison Turner & Ian Lancaster	Renovation and extension to existing property, including minor changes to external and landscaping. The Beach House, Boscawen Road, Falmouth. PA25/05887	Approved
Mrs Francesca Healey	Reconstruction of brick wall. 15 Dunstanville Terrace, Falmouth. PA25/06593	Approved
Mrs Francesca Healey	Reconstruction of brick wall 15 Dunstanville Terrace, Falmouth. PA25/06594	Approved
Dr Caroline Court	Construction of dormers to existing roof and alterations to rear of dwelling. 21 Trevethan Road, Falmouth. PA25/06722	Approved
Ms Emma Lewis	Demolition of a small lean to. Single storey extension, in-filling the side return to the rear of the property. 95 Marlborough Road, Falmouth. PA25/06973	Approved
Miss Charlotte Valles	Change of use from C4 to sui generis to allow a couple to live at this 6-bed HMO. 31 Waterloo Road, Falmouth. PA25/06974	Approved
Mr Tony Evans	Works to Trees subject to a tree preservation order (TPO) T1/T2/G1 – Sycamore – crown raise to 7m / T3 Sycamore – Fell / T4 Monterey Cypress – Crown raise to 6m. 186 Longfield, Falmouth. PA25/07233	Approved
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	Approved

Mr Stephen Cook	Application for a Lawful Development Certificate for a Proposed Conservatory to form sunroom, including replacement white uPVC glazing and doors, construction of new flat roof with single rooflight, and formation of privacy wall with integrated fanlight. Gylly Lodge, 26 Tredova Crescent, Falmouth. PA25/08061	Withdrawn
M. Saunders	T1 Holly – Fell. T2 Conifer – Fell. Kismet, Woodlane Crescent, Falmouth. PA25/08144	Decided not to make a TPO
Mr & Mrs S. Watson	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. PA25/08146	Decided not to make a TPO
Mr Chris Bally	Works to Trees within a Conservation Area (TCA) - T1-T6 - 6 x Ash - Fell trees with Ash Dieback class 2-3. T7 - Hawthorn - Fell due to major dieback. Car Park North Of Pendennis Castle, Castle Drive, Falmouth. PA25/08249	Decided not to make a TPO