

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 15th 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 Clegg, D V Evans BEM CC, L E Howes, J A R Stowell, and J Walkden.

Councillors D Saunby CC, A Rowe CC, and L Magowan CC also attended.

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

Also Attended: J Bevis (PA25/08993)

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.

P6428 **APOLOGIES**

Apologies for absence were received and approved from Councillor Munden (childcare).

P6429 **INTERESTS AND DISPENSATIONS**

None disclosed.

P6430 **MINUTES**

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

RESOLVED that that the minutes of the Planning and Licensing Committee held on 1st December 2025 be approved as a correct record of the proceedings and signed by the Chair.

P6431 **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 Clegg, seconded by Councillor Walkden 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 Carmichael, seconded by Councillor Evans and

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

P6432 **LOCAL PLAN**

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

Members duly considered Cornwall Councils ‘Call for Sites’ that is welcoming suggestions of sites for development that will help inform the next Local Plan including the distribution of new development and development allocations.

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

RESOLVED that the Town Council noted that there are no large sites remaining for development within the town boundary for Falmouth.

P6433 **ADDITION OF A FOOTPATH AT MIDDLE POINT IN THE PARISH OF FALMOUTH (MODIFICATION ORDER 2023)**

Members duly noted the decision notice from Cornwall Council to not confirm a Definitive Map Order.

P6434 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Infra25-240 – Bus Transport Improvement Plan - West

Members duly noted the proposal by Cormac 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.

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

Members duly noted the scheduled road closure on Wellington Terrace, Falmouth between 12th December 2025 and 18th December 2025 (24 hours) for Wales & West Utilities to carry out works.

Members duly noted the scheduled road closure 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.

Members duly noted the scheduled 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.

Members duly noted the scheduled road closure on High Street and Market Strand, Falmouth between 2nd February 2026 and 6th February 2026 for National Grid to carry out works.

P6435 **DECISION LIST**

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

P6436 **LICENSING**

None.

P6437 **ANY LATE RECEIVED PLANNING APPLICATIONS THAT THE CHAIR CONSIDERS TO BE OF URGENCY**

None.

There being no further business the Chair declared the meeting closed at 6.50pm.

Signed: Dated:

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.

Recommend Approval.

APPENDIX II

- 1. Penwerris** **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.

Recommend approval.
- 2. Penwerris** **Mr Ed Osman**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Proposed loft conversion, extension and garage
3 Park Terrace, Falmouth.

Recommend approval subject to garage being ancillary domestic use only to 3 Park Terrace.
- 3. Boslowick** **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.

Recommend approval.
- 4. Boslowick** **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.

Recommend approval.
- 5. Arwenack** **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.

Recommend approval.

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.
- Recommend refusal as this building is Grade II Listed and the proposed changes to the frontage would cause harm to the heritage asset which has special architectural, artistic and historic interest which is contrary to the Town and Country (Listed Buildings and Conservation Areas) Planning Act 1990. Neighbourhood Development Plan Policy DG5 also applies. Opening out the frontage will result in overspill onto the pavement which is too narrow for any such activity and would cause obstruction to the highway so further refusal due to highway safety concerns and also due to breach of licensing objectives in relation to increased noise.
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.
- Recommend refusal as this building is Grade II Listed and the proposed changes to the frontage would cause harm to the heritage asset which has special architectural, artistic and historic interest which is contrary to the Town and Country (Listed Buildings and Conservation Areas) Planning Act 1990. Neighbourhood Development Plan Policy DG5 also applies. Opening out the frontage will result in overspill onto the pavement which is too narrow for any such activity and would cause obstruction to the highway so further refusal due to highway safety concerns and also due to breach of licensing objectives in relation to increased noise.
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.
- Recommend approval subject to garage being ancillary domestic use only to 4 Tehidy terrace.
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.
- Recommend approval subject to garage being ancillary domestic use only to 4 Tehidy terrace.

- 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.

Recommend approval.

- 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.

Recommend refusal as the proposal is in conflict with Neighbourhood Development Plan Policy FOS.1. The site is a significant open space asset that was correctly and properly subjected to the NDP local landscape assessment protocol which resulted in it being designated as high value, thus protecting it from development. The proposal is also contrary to NPPF Open Space and Recreation Policy Paragraphs 104 to 108.

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	<p>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.</p> <p>Gylly Lodge, 26 Tredova Crescent, Falmouth.</p> <p>PA25/08061</p>	Withdrawn
M. Saunders	<p>T1 Holly – Fell. T2 Conifer – Fell.</p> <p>Kismet, Woodlane Crescent, Falmouth.</p> <p>PA25/08144</p>	Decided not to make a TPO
Mr & Mrs S. Watson	<p>Works to Tree(s) within a Conservation Area (TCA)</p> <p>T1 Unspecified (Poplar) 20% crown upper reduction by 4m / T2. Dead Cherry. Fell.</p> <p>7 Grovehill Drive, Falmouth.</p> <p>PA25/08146</p>	Decided not to make a TPO
Mr Chris Bally	<p>Works to Trees within a Conservation Area (TCA) -</p> <p>T1-T6 - 6 x Ash - Fell trees with Ash Dieback class 2-3. T7 - Hawthorn - Fell due to major dieback.</p> <p>Car Park North Of Pendennis Castle, Castle Drive, Falmouth.</p> <p>PA25/08249</p>	Decided not to make a TPO