



# FALMOUTH TOWN COUNCIL

## Agenda Planning & Licensing Committee

<b>Date</b>	12/01/2026
<b>Time</b>	18:00 - 19:30
<b>Location</b>	Atherton Suite
<b>Chair</b>	Alan Jewell
<b>Attendees</b>	S Carmichael, D Clegg, D. Evans, L Howes, A Munden, J Stowell and J Walkden.
<b>Explanation</b>	I hereby invite you to attend a meeting of the Planning & Licensing Committee to be held in the Atherton Suite on Monday 12 <sup>th</sup> January 2026 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 15th 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. (11-12).
  - (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. (13).

**5 Highways / Traffic Management / Road Safety**

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

To note road closure on Penwerris Lane, Falmouth between 24th February 2026 and 26th February 2026 (24 hours) for Kier on behalf of South West Water to carry out works.

To note road closure on Webber Street, Falmouth between 23rd February 2026 and 27th February 2026 (19:00 hours to 07:00 hours) for Wales & West Utilities to carry out works.

To note road closure on Quay Hill, Falmouth on 3rd March 2026 (08:00 to 18:00 hours) for Keir on behalf of South West Water to carry out works.

To note road closure on High Street, Market Strand and Webber Street between 18th March 2026 and 20th March 2026 (19:00 to 17:00 hours) for Keir on behalf of South West Water to carry out works.

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

**6 Decision List**

To receive and note a list of recent planning decisions made by Cornwall Council. (14-18).

**7 Licensing**

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

**8 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 15<sup>th</sup> 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 1<sup>st</sup> 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 3<sup>rd</sup> 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 put 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: .....

**15<sup>TH</sup> DECEMBER 2025**

**APPENDIX I**

- 1. Arwenack** [PA25/08668](#) **Mr and Mrs Cooper**  
(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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 15<sup>TH</sup> 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

**APPLICATIONS FOR CONSIDERATION**

**AT MEETING**

**12<sup>TH</sup> JANUARY 2026**

**12<sup>TH</sup> JANUARY 2026**

**APPENDIX I**

- 1. Trescobeas** **PA25/09120** **Grainge Architects**  
(Case Officer: Helen Trebilcock – [Helen.Trebilcock@cornwall.gov.uk](mailto:Helen.Trebilcock@cornwall.gov.uk))  
Advertisement consent for proposed new and replacement signage for proposed integrated services hub.  
Chi Aberfala, Tregenver Road, Falmouth.

Recommend approval.
- 2. Arwenack** **PA25/09275** **Mr Geraint Thomas**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))  
Listed Building Consent for: Existing shopfront fronting Market Street to be removed and replaced with new shopfront. Existing iron railing fronting Fish Strand Hill to be removed. HSBC, 27B Market Street, Falmouth.

Recommend approval.
- 3. Arwenack** **PA25/09278** **Mr Geraint Thomas**  
(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))  
Advertisement Consent for 4no. fascia signs.  
HSBC, 27B Market Street, Falmouth.

Recommend approval.
- 4. Boslowick** **PA25/09447** **Mr & Mrs**  
**Thaliens**  
(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))  
Garage conversion and construction of new entrance porch.  
104 Boslowick Road, Falmouth.

Recommend approval.
- 5. Penwerris** **PA25/09497** **Mr Alexander Kearns**  
(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))  
Works to Tree covered by a Tree Preservation Order (TPO) - Eucalyptus - Pollard the tree down to a safe height.  
Quesada, 18 Berkeley Vale, Falmouth.

Recommend refusal as the work is not properly specified.

## **APPENDIX II**

- 1. Arwenack** **PA25/08130** **Ms Megan Lloyd-Laney**  
**(Case Officer: Helen Trebilcock – [Helen.Trebilcock@cornwall.gov.uk](mailto:Helen.Trebilcock@cornwall.gov.uk))**  
Single storey side extension. Internal renovations. Rebuild of stone retaining wall including additional balustrade.  
1 Fairview Place, Falmouth.
- 2. Arwenack** **PA25/09230** **Mr Stephen Cook**  
**(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))**  
Alterations to the existing ground-floor conservatory to create a sunroom, including replacement white uPVC glazing and doors, construction of a new flat roof with a single rooflight and formation of a privacy wall with integrated fanlight.  
Gylly Lodge, 26 Tredova Crescent, Falmouth.
- 3. Boslowick** **PA25/09431** **Mrs Stacey**  
**Tuffery**  
**(Case Officer: Samuel King – [Samuel.King@cornwall.gov.uk](mailto:Samuel.King@cornwall.gov.uk))**  
Certificate of lawfulness for an existing use or development, namely: The conversion of the garage into a bedroom, the addition of a utility room extension at the rear of the garage and spaces used as described since 2014.  
47 Trefusis Road, Falmouth.

**TOWN AND COUNTRY PLANNING ACT 1971**

**FOR SUBMISSION TO THE COUNCIL ON 12<sup>TH</sup> JANUARY 2026**

Applicant	Works, Location, and App. Number	Decision
Mr Terence Steven Wilkes	Pre application advice for a detached dwelling 81 Mongleath Road, Falmouth. PA25/01124/PREAPP	Closed – Advice Given
Mr N Chadwick	Exception notice for 1x mature Elm tree to fell due to tree death and potential danger to property. Carmino House, 2 Sea View Road, Falmouth. PA25/01263/PREAPP	Closed – Advice Given
Mr & Mr K. & S. Hooper & Litster	Proposed double garage, garden room, and demolition of existing garage. 11 Florence Place, Falmouth. PA25/07270	Approved*
Mr & Mr K. & S. Hooper & Litster	Listed building consent for a proposed double garage, garden room, and demolition of existing garage. 11 Florence Place, Falmouth. PA25/07271	Approved*
Ms Clare Leather	Landscaping alterations to include the removal of shrubs and weeds along with the installation of new paving slabs, grasscrete, low level brick planters. The removal of an existing rotten timber stairs and replacement with new preformed concrete stairs with under stair storage. Adaptions/repairs to existing boundary wall to allow for the Installation of a new bi-fold vehicle gate. Installation of a new glass canopy at high level above rear property entrance door. External decoration to the front of the property. 8A Cambridge Place, Falmouth. PA25/05155	Approved
Ms Clare Leather	Listed Building Consent for Landscaping alterations to include the removal of shrubs and weeds along with the installation of new paving slabs, grasscrete, low level brick planters and raised deck. The removal of an existing rotten timber stairs and replacement with new preformed concrete stairs and landing and canopy with under stair storage. Construction of bike shelter. Adaptions/repairs to existing boundary wall to allow for the installation of a new bi-fold vehicle gate. Installation of a new glass canopy at high level	Approved



	above rear property entrance door. External decoration to the front of the property. 8A Cambridge Place, Falmouth. PA25/05156	
Tina Barrett	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 Fawkener Close, Falmouth. PA25/05370	Approved
Mr Stephen Robinson and Andrew Philips	Proposal for addition of new balconies and Juliet balconies on lower ground, ground and first floor levels and replacing existing windows with bifold doors for access to balconies. 36 Market Street, Falmouth. PA25/05414	Refused
Mr Drew Langdon	Alteration to existing ground floor retail unit into two residential change of use to form two residential units to the upper floors without compliance with condition 2 of PA22/09551 dated 31.01.2023 (as amended by decision notice PA25/08758). 20 Church Street, Falmouth. PA25/05700	Approved
Mr Drew Langdon	Listed Building Consent for conversion of existing ground floor retail unit into two residential change of use to form two residential units to the upper floors without compliance with condition 2 of PA22/09552 dated 31.01.2023. 20 Church Street, Falmouth. PA25/06371	Approved
Mr Will Gilchrist	Proposed 2 storey extension and alterations. 13 Venton Road, Falmouth. PA25/07067	Approved
Mr Peter Brend	Certification of lawfulness for proposed use: Confirmation of commencement of works in relation to decision notice PA15/05963 dated 03.11.2015 and original cons – proposed improvements and extension to hotel (amendments to planning approval PA13/11783).	Refused

	The Royal Duchy Hotel, 4 Cliff Road, Falmouth. PA25/07398	
Mr William Faux	Rebuild garage. Two storey rear extension. Additional window to the side elevation. Solar panels to street and side roof. Internal renovations. Polmennor, 3 Lansdowne Road, Falmouth. PA25/07644	Approved
E Penna	Change of use of the existing building (previously public toilets and storage. Sui generis) to a café, restaurant and bar (Class E(b)) with minor internal and external alterations. Old Public Toilet, Greenbank Gardens, Falmouth. PA25/07710	Approved
Edinburgh Niamh c/o agent	External alterations, including removal and replacement of cladding and balcony decks (previously approved under lapsed application PA22/03645). Maritime Studios, Pendennis Rise, Falmouth. PA25/07898	Approved
Mr Kevin Higgs	Application for retention of nursery and council family hub buildings in perpetuity and for aesthetic and structural improvements to the building via recladding. Happy Days Day Nursery and Cornwall Council Family Hub, Jubilee Road, Falmouth. PA25/08049	Approved
Mr Kevin Higgs	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. PA25/08050	Approved
Michael Hurst	Certificate of lawfulness for the use of the dwellinghouse as a House of Multiple Occupation within use class C4. 7 Pengarth Road, Falmouth. PA25/08082	Granted (CAADs, PIPs and LUs only)
Mr James Herman	Demolition of existing garage and outbuilding and construction of a replacement garage with first floor extension over, loft conversion and replacement of the existing conservatory with removal of condition 2 of decision notice PA22/05603 dated 14.11.2022. 99 Trescobeas Road, Falmouth.	Approved

	PA25/08112	
Beryl Wilson	Works to Trees within a Conservation Area (TCA) - T1 - Conifer - Fell. G1 - Gresilinia - Fell. G2 - Gresilinia - Fell. 15 Arwenack Avenue, Falmouth. PA25/08722	Decided not to make a TPO
Mr Drew Langdon	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. PA25/08758	Approved
Mrs Joanne Pascoe	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. Trees Near Fawkener Close, Falmouth. PA25/08807	Approved
Mr Rolf Munding	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 hight 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. PA25/08850	Decided not to make a TPO
Kathie Ellis	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. PA25/08852	Decided not to make a TPO

Mr and Mrs Bradbury	Permission in Principle for two self-build dwellings (minimum 2, maximum 2). Land Abutting Swans Reach, Swans Reach, Falmouth. PA25/08993	Refused
Dr and Prof Hughes and Robinson	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. PA25/09241	Approved
Meena Venkateswaran	The Electronic Communications Code (Conditions and restrictions) Regulations 2003 (as amended) - Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus. Street Record, Mayfield Road, Falmouth. PA25/09704	Closed – Advice Given