

FALMOUTH TOWN COUNCIL

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 12th January 2026 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 also attended.

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

Also Attended: S Cook (Applicant - PA25/09230)

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.

P6438 **APOLOGIES**

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

P6439 **INTERESTS AND DISPENSATIONS**

None disclosed.

P6440 **MINUTES**

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

RESOLVED that that the minutes of the Planning and Licensing Committee held on 15th December 2025 be approved as a correct record of the proceedings and signed by the Chair.

P6441 **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 Evans 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 Munden, seconded by Councillor Howes and

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

P6442 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

Infra24-007 Falmouth, Gweek & Penryn – Consultation

Members duly considered the proposal by Cormac to remove a section of “No waiting at any time” restriction (double yellow lines) along North Parade. This change will allow unrestricted parking in the affected area, increasing the availability of parking spaces for both residents and visitors. Additionally, it is also expected that any parked vehicles will act as informal traffic calming, supporting compliance within the newly installed 20mph speed limit.

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

RESOLVED that the Town Council recommend refusal of the proposed changes to remove the section of “No waiting at any time” along North Parade as it would have a negative impact on the safety of road users. The road is already difficult for vehicles and cyclists to navigate with restricted areas to pass due to parked vehicles and the removal of yellow lines would make travel even more difficult.

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

Members duly noted the scheduled 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.

Members duly noted the scheduled road closures 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.

Members duly noted the scheduled 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.

Members duly noted the scheduled road closures 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.

P6443 **DECISION LIST**

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

P6444 **LICENSING**

None.

P6445 **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 6.20pm.

Signed: Dated:

12TH JANUARY 2026

APPENDIX I

- 1. Trescobeas** **PA25/09120** **Grainge Architects**
(Case Officer: Helen Trebilcock – 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)
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)
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)
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)
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)
Single storey side extension. Internal renovations. Rebuild of stone retaining wall including additional balustrade.
1 Fairview Place, Falmouth.

Recommend refusal as the proposed rebuild of the stone wall using cut stone or stone slips is not in keeping with the Conservation Area. The wall should be rebuilt using the existing stone.
- 2. Arwenack** **PA25/09230** **Mr Stephen Cook**
(Case Officer: Abbie Franklin – 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.

Recommend approval.
- 3. Boslowick** **PA25/09431** **Mrs Stacey Tuffery**
(Case Officer: Samuel King – 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.

The Council has no evidence to support or contradict the claim.

TOWN AND COUNTRY PLANNING ACT 1971

FOR SUBMISSION TO THE COUNCIL ON 12TH 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

	<p>above rear property entrance door. External decoration to the front of the property. 8A Cambridge Place, Falmouth. PA25/05156</p>	
Tina Barrett	<p>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</p>	Approved
Mr Stephen Robinson and Andrew Philips	<p>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</p>	Refused
Mr Drew Langdon	<p>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</p>	Approved
Mr Drew Langdon	<p>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</p>	Approved
Mr Will Gilchrist	<p>Proposed 2 storey extension and alterations. 13 Venton Road, Falmouth. PA25/07067</p>	Approved
Mr Peter Brend	<p>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).</p>	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	<p>Permission in Principle for two self-build dwellings (minimum 2, maximum 2). Land Abutting Swans Reach, Swans Reach, Falmouth.</p> <p>PA25/08993</p>	Refused
Dr and Prof Hughes and Robinson	<p>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.</p> <p>PA25/09241</p>	Approved
Meena Venkateswaran	<p>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.</p> <p>PA25/09704</p>	Closed – Advice Given