

**FALMOUTH TOWN COUNCIL**

Minutes of a Meeting of the Planning & Licensing Committee held on Monday 11<sup>th</sup> May 2026 in the Atherton Suite, The Old Post Office, Falmouth at 6 pm.

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

Councillor David Saunby CC also attended.

In Attendance: AM Williams (Town Clerk)  
E Middleditch (Administrative Officer)  
A Morall (Applicant: Green Spaces Ltd)

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. 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.

P6483 **APOLOGIES**

None received.

P6484 **INTERESTS AND DISPENSATIONS**

None received.

P6485 **MINUTES**

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

**RESOLVED** that the minutes of the Planning and Licensing Committee held on 13<sup>th</sup> April 2026 be approved as a correct record of the proceedings and signed by the Chair.

P6486 **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 Carmichael 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 Munden and

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

P6487 **APPEAL NOTIFICATION**

Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009  
Appeal Reference - 6007273, Cornwall Council Reference - PA25/08993  
Land Abutting Swans Reach, Swans Reach, Falmouth - Permission in Principle for two self-build dwellings (minimum 2, maximum 2), Mr and Mrs Bradbury.

Members duly noted the appeal.

P6488 **CONSULTATION ON THE DRAFT CORNWALL SEASCAPE CHARACTER APPRAISAL**

Members duly noted the consultation on the draft Cornwall Seascape Character Appraisal.

P6489 **NOTICE OF INTENTION TO COMMENCE PREPARATION OF THE CORNWALL LOCAL PLAN**

Members duly noted Cornwall Council's notice of intention to commence preparation of the Cornwall Local Plan.

P6490 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

Members duly noted road closures on Cliff Road, and Castle Drive, Falmouth on 10th May 2026 (09:00 to 14:00 hours) for Falmouth Race For Life 2026 to take place.

Members duly noted road closure on Church Street and Arwenack Street, Falmouth between 20th May 2026 and 21st May 2026 (19:00 to 07:00 hours) for Sunbelt Rentals Ltd to carry out works.

Members duly noted road closure on Webber Street, Falmouth between 26th May 2026 and 29th May 2026 (19:00 to 07:00 hours) for National Grid to carry out works.

Members duly noted road closure on Penhale Road, Falmouth between 2nd June 2026 and 4th June 2026 (24 hours) for Kier on behalf of South West Water to carry out works.

Members duly noted amended road closures on Killigrew Street, Webber Street, High Street, Market Street, Church Street, Arwenack Street, Grove Place, and Avenue Road, Falmouth between 12th June 2026 and 14th June 2026 (09:00 to 23:00 hours) for Falmouth International Sea Shanty Festival to take place.

Members duly noted road closure on Hillhead Road, Kergilliack on 19th June 2026 (09:30 to 15:30 hours) for Sunbelt Rentals to carry out works.

Members duly noted road closure on High Street, Falmouth between 22nd June 2026 and 25th June 2026 (19:00 to 07:00 hours) for Wales & West Utilities to carry out works.

P6491 **DECISION LIST**

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

P6492 **LICENSING**

Premises License Application - Green Spaces (Cornwall) Ltd, Jam Records, 32 High Street, Falmouth.

The applicant presented the application and was duly considered by members for the license for sale of alcohol for consumption on and off premises, Monday to Sunday (12:00 - 23:00 hours, with exceptions for Christmas Eve and New Years Eve until 01:30), Indoors Recorded and Live Music (11:00 - 23:00 hours), and Indoors Films (11:00 - 23:00 hours). Opening hours Monday to Sunday 11:00 - 23:30 hours, with exceptions for Christmas Eve and New Years Eve until 01:30.

The applicant advised that Jam Records would remain as the primary use with a license to sell beer with occasional live music and documentaries in the basement area no later than 10pm.

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

**RESOLVED** to recommend approval subject to compliance with the Police Licensing Officer recommendation to improve the conditions.

P6493 **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 6.35pm.

Signed: ..... Dated: .....

**11<sup>TH</sup> MAY 2026**

**APPENDIX I**

- 1. Penwerris** **Miss Rebecca Crossley**  
**(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))**  
Proposal to install an external local exhaust ventilation (LEV) unit to workshop F121 for wood dust.  
Cornwall College Falmouth Centre, Killigrew Street, Falmouth.

Recommend Approval.
- 2. Penwerris** **Christine Fleming**  
**(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))**  
Replacement of 5 existing timber windows with 5 larger pvcu vertical sliding sash windows.  
3 and 4 Victoria Quay, Packet Quays, Falmouth.

Recommend Approval.
- 3. Boslowick** **Mr & Mrs Pascoe**  
**(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))**  
Alterations and new first floor extension.  
17 Meadowside Road, Falmouth.

Recommend Approval.
- 4. Boslowick** **Mr and Mrs Cragg**  
**(Case Officer: James Moseley – [James.Moseley@cornwall.gov.uk](mailto:James.Moseley@cornwall.gov.uk))**  
Single storey gabled front extension and associated terrace, single storey side extension, replacement of existing flat roof with pitched roof with variation of Condition 2 of decision notice PA25/01658 dated 14/05/2025.  
Little Ships, Swanpool, Falmouth.

Recommend Approval
- 5. Boslowick** **Mr and Mrs Cragg**  
**(Case Officer: James Moseley – [James.Moseley@cornwall.gov.uk](mailto:James.Moseley@cornwall.gov.uk))**  
Erection of new double garage in place of former single garage (now demolished).  
Little Ships, Swanpool, Falmouth.

Recommend Approval.

**6. Arwenack** [PA26/02304](#) **Mr Luke Power**  
(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))

Works to trees subject to a Tree Preservation Order (TPO), works include T1. Crown lift 1<3 lowest limbs T2. Crown clean <10% thin. T3. Crown clean <10% thin. Crown lift 4m lowest branches over property. Crown reduction of the leader, West, over property. <2m.

Tranquility, 3 Cuckoo Mill, Meadowside Road, Falmouth.

Recommend approval as maintenance on this tree would help its longevity in keeping the tree healthy, safe and balanced, subject that a wildlife inspection is carried out before any work commences on the tree to ensure nesting birds are not interfered with and if found the work to be put back to the winter out of nesting season.

**7. Arwenack** [PA26/02308](#) **Mr Jonathan Green**  
(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))

Works to Tree(s) within a Conservation Area (TCA) -Common Myrtle (T1) Fell to ground level.

62 Melvill Road, Falmouth.

For Information Only.

**8. Boslowick** [PA26/02313](#) **Mr Spencer Felton**  
(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))

Convert the existing attached garage into a bedroom and bathroom. There will be adequate parking for two cars on the front drive.

41 Bosmeor Road, Falmouth.

Recommend Approval.

**9. Arwenack** [PA26/02386](#) **Mr Luke Kemp**  
(Case Officer: Abbie Franklin – [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))

Application of tree works in a Tree Preservation Order: Removal of Cypress Leyland tree to ground level.

29 Pengarth Road, Falmouth.

Recommend approval subject that a wildlife inspection is carried out before any work commences on the tree to ensure nesting birds are not interfered with and if found the work to be put back to the winter out of nesting season.

**10. Arwenack** [PA26/02464](#) **Mr Davis & Miss Pagin**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))

Proposed internal alterations, raising of roof, conversion of basement to habitable rooms, enlargement of terrace and associated external works.

Bosilliack, Silverdale Road, Falmouth.

Recommend Approval.

- 11. Boslowick** [PA26/02541](#) **Mr & Mrs Trathen**  
(Case Officer: Helen Trebilcock – [Helen.Trebilcock@cornwall.gov.uk](mailto:Helen.Trebilcock@cornwall.gov.uk))  
Removal of existing glazed canopy and replace with single storey extension.  
12 Rosva Morgowr, Falmouth.

Recommend Approval.

- 12. Penwerris** [PA26/02547](#) **Cornerstone Telecommunications**  
(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))  
The removal of the existing 3no. antennas (top height at 15.2m AGL), 3no. ERS units and 2no. cabinets; the installation of 6no. antennas on 3no. 6.3m high support poles (top height at 17.97m AGL), 18no. ERS units, 1no. 300mm and 1no. 600mm dishes all mounted on 3no. quadpods, the upgrading of 2no. cabinets mounted on a new steel grillage and development works.  
Cornish College, Killigrew Street, Falmouth.

Recommend Approval.

- 13. Arwenack** [PA26/02564](#) **Will Jackson**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))  
Replacement external windows and doors, replacement roof finish and minor internal and external alterations.  
The Former School Of Art, Arwenack Avenue, Falmouth.

Recommend Approval.

- 14. Arwenack** [PA26/02632](#) **St Austell Brewery**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))  
Advertisement consent for proposed replacement sign  
Chain Locker, Quay Street, Falmouth.

Recommend Approval.

- 15. Arwenack** [PA26/02636](#) **St Austell Brewery**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))  
Listed building consent for proposed replacement sign.  
Chain Locker, Quay Street, Falmouth.

Recommend Approval.

- 16. Arwenack** [PA26/02703](#) **Mr Michael Tope**  
(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))  
Works to trees in a Conservation Area, namely 1) Holm Oak Tree (T1) - Whole crown reduction of 3m. General management.  
1 Castle Close, Falmouth.

For Information Only.

- 17. Arwenack** [PA26/02706](#) **Ms Nastasha Harvey**  
(Case Officer: Chloe Britten – [Chloe.Britten@cornwall.gov.uk](mailto:Chloe.Britten@cornwall.gov.uk))  
Erection of dwellinghouse and garage and associated landscaping without compliance with Condition 2 of appeal decision notice APP/D0840/W/21/3277614 dated 06.12.2021 with variation of Condition 1 of Decision Notice PA24/06125 dated 08.10.2024.  
Stansville, Boscawen Road, Falmouth.

Recommend Approval,

- 18. Boslowick** [PA26/02730](#) **Ms Kim Ibbotson**  
(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))  
Proposed extensions and porch with associated works.  
1 Tall Ships Close, Falmouth.

Recommend Approval.

- 19. Arwenack** [PA26/02731](#) **Edward Osman**  
(Case Officer: Samuel King – [Samuel.King@cornwall.gov.uk](mailto:Samuel.King@cornwall.gov.uk))  
Application for a Lawful Development Certificate for an Existing use continued use of existing building as a house in multiple occupation (C4).  
Tresillian House, 3 Stracey Road, Falmouth.

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

- 20. Arwenack** [PA26/02755](#) **Mr Matt Parry**  
(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))  
Works to Trees within a Conservation Area (TCA) - T1 - Magnolia - Remove 1 low branch. T2 - Sycamore - Re-pollard the tree back to previous cut points.  
26A Melvill Road, Falmouth.

For Information Only.

**21. Penwerris**

**PA26/02814**

**Mr Richard Woods**

**(Case Officer: Samuel King – [Samuel.King@cornwall.gov.uk](mailto:Samuel.King@cornwall.gov.uk))**

Certificate of Lawfulness (Existing) for use as a 7 bedroom House in Multiple Occupation (HMO) (sui generis).

105 Killigrew Street, Falmouth.

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

## **APPENDIX II**

1. **Boslowick** **PA26/01993** **Mr & Mrs Tim and Theresa Lovell**  
(Case Officer: Abbie Franklin– [Abbie.Franklin@cornwall.gov.uk](mailto:Abbie.Franklin@cornwall.gov.uk))

Proposed Construction of single storey extension to front elevation, demolition of garage and construction of new enlarged garage to side of dwelling.  
6 Boscundle Avenue, Falmouth.

Recommend approval.

2. **Trescobeas** **PA26/02232** **Mr G Medlin**  
(Case Officer: Helen Trebilcock – [Helen.Trebilcock@cornwall.gov.uk](mailto:Helen.Trebilcock@cornwall.gov.uk))

Installation of a replacement floodlighting system consisting of 16no. LED floodlights fitted to 8no. new 15m columns.  
Falmouth Town FC, Bickland Hill, Falmouth.

Recommend approval.

3. **Arwenack** **PA26/02795** **Mr Chris & Julia Hubert & Drage**  
(Case Officer: Mark Webb – [Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))

Proposed Alterations and Extension to Existing Dwelling.  
16 Tredynas Road, Falmouth.

Recommend approval

4. **Arwenack** **PA26/01857** **Mr Steve Kemsley**  
(Case Officer: Mark Webb -[Mark.Webb@cornwall.gov.uk](mailto:Mark.Webb@cornwall.gov.uk))

Refurbishment of existing property and extension of loft/roof to accommodate a studio, bedroom and bathroom. Upgrade of existing doors and windows for better performing fittings. Change of a window opening into a glazed door to the back garden.  
27 Grovehill Crescent, Falmouth.

Recommend refusal on the grounds of overlooking and unreasonable loss of privacy, and failure to meet NPD and local policies. This is an extremely sensitive site, as it is bordering the Conservation Area, and very close to the Grade II Listed Grove Hill House.

The site is in Character Area 6 and in the historic core of the town as defined in Falmouth's Neighbourhood Plan (NDP). One key NDP policy that applies to this proposal is DG3 'Design and local distinctiveness in the historic core' and the design does not reflect local distinctiveness, nor, with its metal roofing, local materials.

The other important NDP policy that applies to the proposal is DG 8 'Development within the setting of the Conservation Area'. The proposed design does significant

harm to the setting of neighbouring Grove Hill House and is out of character with the house and the immediate surroundings.

The proposal has grossly oversized windows to the first floor, that bear no relation to the character of the Conservation Area or its setting. On the southwest elevation these overlook Grove Hill House and garden and are an invasion of its privacy. The design is overbearing in its size and design, and harmful to the setting of one of Falmouth's most important Grade II Listed Georgian houses.

The proposal also fails to meet Cornwall Council's Local Plan Policy 12 on Design, sections 2 a & b. These state that 'proposals should protect individuals and property from: a. overlooking and unreasonable loss of privacy, and b. overshadowing and overbearing impacts.'

**TOWN AND COUNTRY PLANNING ACT 1971**

**FOR SUBMISSION TO THE COUNCIL ON 11<sup>TH</sup> MAY 2026**

Applicant	Works, Location, and App. Number	Decision
LNT Care Developments, Frontier Estates Ltd, and Leigh Chadwick	Erection of a Care Home for older people with parking, access, landscaping and associated ground works. Falmouth Buisness Park, Bickland Water Road, Falmouth. PA25/06993	Approved*
Gail Jones	Proposed reinstatement of historic vehicle access, new gates, driveway & pedestrian gate. Rosevean, Gyllyngvase Hill, Falmouth. PA25/09237	Approved*
Mr and Mrs Rowe	Extension to dwelling including new openings and replacing windows and doors. 11 Boscawen Road, Falmouth. PA26/00567	Approved*
Mr George Tucker	Exception notice for works to Scots Pine tree Persimmon Plot 168, Eve Parc Phase 2, Bickland Hill, Falmouth. PA26/00363/PREAPP	Closed – Advice Given
Mr Gordon Kent	Exception notice for 1x mature Monterey cypress to fell and remove due to storm damage and potential risk of damage to property. 14 Stracey Road, Falmouth. PA26/00478/PREAPP	Closed – Advice Given
Tom Pugh	Exception notice to remove limb from tpod helm oak tree due to it falling onto building. Rear of Marlborough Junior & Infant School, Ferndale Road, Falmouth. PA26/00500/PREAPP	Closed – advice given.
FX Plus (Darin Wright)	Pre application advice for removal of asbestos tile roof covering and structural works to roof void, including insertion of steel frame to support roof and loft floor. Natural slate roof and lead roof coverings, with associated flashings and parapet gutter improvement. Formation of two new outlets and downpipes. 25 Woodlane, Falmouth. PA26/01304/PREAPP	Closed – advice given.
Mrs Jasmine Martin-Bidwell	Proposed single storey extension and porch. 3 Grenville Crescent, Falmouth. PA26/01248	Approved

Michelle Brown	Works to trees in a Conservation Area, G1 - to fell a group of 12 cypress trees on the boundary south of garage. 2 Park Rise, Falmouth. PA26/01801	Decided not to make a TPO
Katy Senior	Regularisation of refurbishment and remodelling works to the Grade II listed Adult Education building, including repair or replacement of windows and doors, roof works, localised repointing, installation of an access ramp, creation of external play space, and installation of new and replacement signage. Chi Aberfala, Tregenver Road, Falmouth. PA25/09119	Approved
Katy Senior	Listed building consent for the regularisation of refurbishment and remodelling works to the Grade II listed Adult Education building, including repair or replacement of windows and doors, roof works, localised repointing, installation of an access ramp, creation of external play space, and installation of new and replacement signage. Chi Aberfala, Tregenver Road, Falmouth. PA25/09132	Approved
Miss Sophie Stephens	Mixed use development comprising retail and residential uses within variation of conditions 2 and 10 of decision PA21/04472 allowed on appeal APP/D0840/X/22/3292448 dated 27.02.23. 44-46 Market Street, Falmouth. PA26/00217	Approved
Mr T Anik	Proposed change of use from class E to sui generis (takeaway) retention of extract system. Chicken Point, 7 Killigrew Street, Falmouth. PA26/00936	Approved
Mr Jeff Hellyer	Listed Building Consent proposal to re roof the front elevation of 2 Florence Place by replacing the failing Cornish scantle slate with Spanish slate. 2 Florence Place, Falmouth. PA26/00966	Approved
Mr T Anik	Advertisement consent for the retention of profile cut acrylic/aluminium letters mounted on aluminium composite panel, Steel Mesh, vinyl stickers and retractable canopy. Chicken Point, 7 Killigrew Street, Falmouth. PA26/01099	Withdrawn

Mr & Mrs Kevin & Victoria Heidke	Construction of a composite decked terrace and external walkway to the rear of the property, providing direct access to the existing upper level of the rear garden, together with a new opening at first floor level on the north (side) elevation. 5 St Pirans Court, Pikes Hill, Falmouth. PA26/01216	Approved
Mr Christopher Snow	Submission of details to discharge Conditions 3, 8, 9 and 12 in respect of Decision Notice PA25/07443 dated 23.01.2026. Falmouth Cricket Club, Trescobeas Road, Falmouth. PA26/01263	S52/S106 and discharge of condition apps
Mr & Mrs Wilshaw	Proposed extension and modification to existing dwelling. 17 Gyllyngvase Terrace, Falmouth. PA26/01331	Refused
Mr Craig Rothwell	Works to Trees covered by a Tree Preservation Order (TPO) - Hazel - Removal of overhanging lateral growth extending beyond the garden boundary. Removal of one snapped/damaged limb to the base. Coppicing of 2 older stems within hazel stool to ground. 11 Duncannon Drive, Falmouth PA26/01376	Approved
Mrs and Mrs Benney and Brown	Non-material amendment in relation to decision notice PA25/06196 dated 30.09.2025 for reduction in extension floor area and alter discharging of rainwater due to existing site constraints. 189 Longfield, Falmouth. PA26/01673	Approved
Megan Lloyd Laney	Submission of details to discharge Condition 3 materials in respect of Decision Notice PA25/08130 dated 26.01.2026. 1 Fairview Place, Falmouth. PA26/01774	S52/S106 and discharge of condition apps
Louise Gelister	Works to trees in a Conservation Area, to heavily reduce 1 Bay and 1 Rhododendron, the reduction will allow them to be retained without causing conflict with the adjacent building and footway. Ground Floor Flat, Riverside, 11 Stratton Terrace, Falmouth. PA26/01856	Decided not to make a TPO

<p>Mr Gordon Kent</p>	<p>Works to Tree within a Conservation Area (TCA) - Monterey Cypress - Full removal following severe storm damage. 14 Stracey Road, Falmouth. PA26/01954</p>	<p>Decided not to make a TPO</p>
<p>Mr Richard Moyle</p>	<p>Works to Trees within a Conservation Area (TCA) – G1 – Group of mixed Holm Oak and Sycamore – Prune back to boundary fence where possible to give a 2m clearance. Carmino House, 2 Sea View Road, Falmouth PA26/02066</p>	<p>Decided not to make a TPO</p>