



FALMOUTH TOWN COUNCIL

Agenda Planning & Licensing Committee

Date	13/07/2026
Time	18:00 - 19:30
Location	Atherton Suite
Chair	S Carmichael
Attendees	D Clegg, L Howes, A Jewell, A Munden, A Rowe CC & 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 13th July 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 22nd June 2026. (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 I) 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)

5

Appeal Decisions

Land abutting Swans Reach, Falmouth

Application Reference: PA25/08993 - Permission in principle for two self-build dwellings (minimum 2 maximum 2). Decision: Dismissed. (15-20)

River View, 93 North Parade, Falmouth

Application Reference: PA25/05855 - Proposed two storey dwelling with basement storage. Formation of amenity terrace over the rear extension of no. 93 North Parade. Decision: Dismissed. (21-25)

6

Highways / Traffic Management / Road Safety

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

To note road closure on The Beacon, Falmouth, Five Fields Lane, Falmouth, Road to Rear Of 43 to 87 Trevethan Road and 73 to 84 The Beacon, Falmouth and road From Erisey Terrace to Trevethan Road, Falmouth between 14th July 2026 and 16th July 2026 (24 hours) for National Grid to carry out works.

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

7

Decision List

To receive and note a list of recent planning decisions made by Cornwall Council. (26-29)

8

Licensing

Premises License Applications

Fives, 7 Grove Place, Falmouth - Variation to License

To consider amended plan of premises, addition of recorded music to outside area and add off sales. Recorded outdoor music to be applied to front and rear garden areas Monday to Sunday 1200 hours to 2300 hours. Supply of alcohol (on and off sales) to be applied to front and rear garden areas Monday to Sunday 1200 hours to 2300 hours. Premises opening hours in the front garden Monday to Sunday 0900 hours to 0100 hours and rear garden Monday to Sunday 0900 to 2300 hours. (30)

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

9

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 22nd June 2026 in the Atherton Suite, The Old Post Office, Falmouth at 6 pm.

Present: Councillors S R Carmichael (Chair), D Clegg CC, A J Jewell, A Rowe CC, and J Walkden.

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

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.

P6503 APOLOGIES

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

P6504 INTERESTS AND DISPENSATIONS

None received.

P6505 MINUTES

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

RESOLVED that the minutes of the Planning and Licensing Committee held on 1st June 2026 be approved as a correct record of the proceedings and signed by the Chair.

P6506 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 Jewell, 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 Jewell, seconded by Councillor Clegg and

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

P6507 **HIGHWAYS/TRAFFIC MANAGEMENT/ROAD SAFETY**

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

Members duly noted the road closure on Hillhead Road, Kergilliack on the 19th June 2026 (09:39 to 15:30 hours) for Sunbelt Rentals to carry out works.

Members duly noted the road closure on Road From Waterloo Road To Mount Zion Cottages, Falmouth on 20th June 2026 (14:00 to 22:00 hours) for Community Street Party Falmouth to take place.

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

Members duly noted the road closures on The Beacon, Five Fields Lane, Road To Rear Of 43 To 87 Trevethan Road And 73 To 84 The Beacon, and Road From Erisey Terrace To Trevethan Road, Falmouth between 14th July 2026 and 20th August 2026 (24 hours) for National Grid to carry out works.

Members duly noted the road closure on Road to Rear of 7 To 14 Marlborough Road, Falmouth between 28th July 2026 and 31st July 2026 (07:30 to 18:00 hours) for National Grid to carry out works).

Members duly noted the road closures on Stratton Place, Dunstanville Terrace, High Street, Market Strand, Market Street, and Church Street, Falmouth on 7th August 2026 (17:00 to 22:00 hours) for Pink Wig Mermaid Parade 2026 to take place.

Members duly noted the road closures on Tregenver Road, Dracaena Avenue, Western Terrace, Fish Strand Hill, Quarry Hill, Killigrew Street, Road From Berkeley Vale To The Moor Roundabout, The Moor Roundabout, Webber Street, High Street, Market Strand, Market Street, Church Street, Arwenack Street, Bank Place, Grove Place, Avenue Road, Bar Road, Quay Hill, Quay Street and Hulls Lane, Falmouth on 8th August 2026 (18:00 to 21:30 hours) for Falmouth Carnival 2026 to take place.

P6508 **DECISION LIST**

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

P6509 **LICENSING**

None.

P6510 **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 6.08pm.

Signed: Dated:

APPENDIX I

22ND JUNE 2026

- 1. Arwenack** **Mr Peter Robinson**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Listed Building Consent to reinstate damaged ceiling to bathroom and hallway with acoustic sound proof plasterboard and fire plasterboard.
Apartment 1, Quayside, 6 Grove Place, Falmouth.

Recommend approval.
- 2. Arwenack** **Mr Robert Collings**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to Tree(s) within a Conservation Area (TCA) Reduce overhanging branches.
Feadon, 4 Pennance Road, Falmouth.

Recommend approval as the general maintenance of the tree will keep it healthy and controlled.
- 3. Penwerris** **Mr Mike Nightingale**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Works to trees in a Conservation Area, T1 - Sycamore - Coppice - Retain stump for natural regeneration.
41C Killigrew Street, Falmouth.

For Information Only
- 4. Arwenack** **Will Dexter**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Replacement of Roof Coverings and Rebuilding Chimneys
47 Church Street, Falmouth.

Recommend approval.
- 5. Arwenack** **Will Dexter**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Listed Building Consent Replacement of Roof Coverings and Rebuilding Chimneys
47 Church Street.

Recommend approval.
- 6. Arwenack** **Miss Pombeiro**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Construction of mono-pitch front porch.
16 Gyllyngvase Terrace, Falmouth.

Recommend approval.

7. **Boslowick** [PA26/03793](#) **Mrs Sue Clay**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Application for tree works in a Tree Preservation Order (TPO): Reduce/pollard a Sycamore tree.
24 Bosmeor Road, Falmouth.
- Recommend approval as the pollarding will make the tree grow in uniform way.
8. **Penwerris** [PA26/03836](#) **Mr T Anik**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Proposed installation of 2 vertical glazing bars to existing curved windows.
2 Killigrew Street, Falmouth.
- Recommend approval.
9. **Penwerris** [PA26/03837](#) **Mr T Anik**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Listed Building Consent for proposed installation of 2 vertical glazing bars to existing curved windows.
2 Killigrew Street, Falmouth.
- Recommend approval.
10. **Penwerris** [PA26/03889](#) **Mr & Mrs Natalie and David Gyll-Murray**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Convert loft space into bedroom/ office/ habitable room with new stair access.
Additional roof lights.
52 Trevethan Road, Falmouth.
- Recommend approval.
11. **Arwenack** [PA26/03912](#) **Mr Miguel Fernandez**
(Case Officer: Abbie Franklin – Abbie.Franlin@cornwall.gov.uk)
Works to trees subject to a Tree Preservation Order, T1 Leylandii (Cupressus leylandii), felling to ground level, including stump removal to prevent regrowth and eliminate ongoing root-related damage to adjacent surfaces.
60 Pengarth Rise, Falmouth.
- Recommend approval subject to re-planting of new small tree.

12. Arwenack [PA26/03949](#) **Mr Toby Nenning**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to Tree within a Conservation Area (TCA) - T639 - Holm Oak - Targeted crown reduction to reduce lever arm of lateral limbs on nw/w of the tree, proposed reduction of 3m. A reduction of 2m of the remaining limbs also.
University College Falmouth, Woodlane, Falmouth.

For Information Only.

13. Arwenack [PA26/04040](#) **Mr Neil Chadwick**
(Case Officer: Chloe Britten- Chloe.Britten@cornwall.gov.uk)
Works to Trees within a Conservation Area (TCA) - T1 - Beech and T2 and T3 - Holm Oak - Reduce W projecting crown overhanging Kimber Court. Retain shape and overall balance of tree. G1 - Lime group - Reduce crown overall by 4m. G2 - Yew group - Reduce height by up to 3m.
Carmino House, 2 Sea View Road, Falmouth.

For Information Only.

APPENDIX II

- 1. Arwenack** **PA26/02991** **E. Boriosi**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)

Demolition of one garage, conversion and extension of 4no. existing garages to form two domestic garages and a commercial office with associated garage store.
Land North West Of 46 Woodlane, Florence Terrace, Falmouth.

Recommend approval subject to removal of shower to ensure office and storage use only.

- 2. Arwenack** **PA26/03817** **Mr Nicholas Martin**
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)

Proposed garage conversion to form annex and associated works.
1 Arwyn Place, Bar Lane, Falmouth.

Recommend approval subject to ancillary domestic use only to 1 Arwyn Place.

TOWN AND COUNTRY PLANNING ACT 1971

FOR SUBMISSION TO THE COUNCIL ON 22ND JUNE 2026

Applicant	Works, Location, and App. Number	Decision
Mr Chris Young	Pre application advice for the change of use of 5 holiday units back into 1 single dwelling. No external works proposed, only internal. The existing single residential annexe below dwelling is not affected. Lakeside, Swanpool, Falmouth. PA26/00503/PREAPP	Closed – Advice Given
Rebecca Bowyer	Pre-application advice for construction of a single storey 4.35m2(GIA) extension and garage conversion to accommodate a home office. Menechy, Florence Terrace, Falmouth. PA26/00523/PREAPP	Closed – Advice Given
Mr Dan Plimmer	Demolition of dilapidated summer house against Cornwall Council Highways retaining wall and the refurbishment and extension of the existing dwelling to form additional habitable space and off-road parking. The Peak, Erisey Terrace, Falmouth. PA26/00646	Approved
Miss Rebecca Crossley	Proposal to install an external local exhaust ventilation (LEV) unit to workshop F121 for wood dust. Cornwall College Falmouth Centre, Killigrew Street, Falmouth. PA26/01625	Approved
Christine Fleming	Replacement of 5no. existing timber windows with 5no. larger pvcu vertical-sliding sash windows. 3 And 4 Victoria Quay, Packet Quays, Falmouth. PA26/01859	Approved
Mr Christopher Baines	This application seeks planning permission for the installation of a raised decking structure to the rear of the dwelling. 151 Boslowick Road, Falmouth. PA26/01926	Approved
Mr Jonathan Green	Removal of an existing 1.2m tall cement block wall on the western boundary and replacement with a new sawn Cornish granite wall with slate capping with gate. 62 Melvill Road, Falmouth. PA26/01962	Approved

Mr T Willis	Proposed demolition of a portion of the rear boundary wall and the formation of a parking space. 23 Florence Terrace, Falmouth. PA26/02037	Approved
Mr & Mrs Austin	Proposed single storey rear extension and internal alterations. 96 Treverbyn Road, Falmouth. PA26/02111	Approved
Mr G Medlin	Installation of a replacement floodlighting system consisting of 16no. LED floodlights fitted to 8no. new 15m columns. Falmouth Town FC, Bickland Hill, Falmouth. PA26/02232	Approved
Mr Luke Power	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. PA26/022304	Approved
Mr Spencer Felton	To 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. PA26/02313	Approved
Mr Luke Kemp	Application of tree works in a Tree Preservation Order: Removal of Cypress Leyland tree to ground level. 29 Pengarth Road, Falmouth. PA26/02386	Approved
Mr & Mrs Trathen	Removal of existing glazed canopy and replace with single storey extension 12 Rosva Morgowr, Falmouth. PA26/02541	Approved
St Austell Brewery	Advertisement consent for proposed replacement sign. Chain Locker, Quay Street, Falmouth. PA26/02635	Approved
Mr Michael Tope	Works to trees in a Conservation Area, namely 1) Holm Oak Tree (T1) - Whole crown reduction of 3m. General management.	Decided not to make a TPO

	1 Castle Close, Falmouth. PA26/02703	
Edward Osman	Application for a Lawful Development Certificate for an Existing Use of the building known as Tresillian House, 3 Stracey Road, Falmouth, as 12 self-contained flats with ancillary shared communal facilities, within Use Class C3. Tresillian House, 3 Stracey Road, Falmouth.	Granted (CAADs, PIPs and LUs only)
Mr Matt Parry	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. PA26/02755	Approved
Alison Comber	Non-material amendment to decision notice PA25/04780 dated 03.09.2025 for minor alterations to the layout of the proposed balconies. 2 Jago's Slip, Packet Quays, Falmouth. PA26/03224	Approved
E. Penna	Submission of details to discharge Conditions 3 and 4 in respect of Decision Notice PA25/07710 dated 16.12.2025. Old Public Toilet, Greenbank Gardens, Falmouth. PA26/03752	S52/S106 and discharge of condition apps

APPLICATIONS FOR CONSIDERATION
AT MEETING
13th JULY 2026

APPENDIX I

- 1. Boslowick** **Mr Russ Charlton**
PA26/02077
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Application for permission in principle for the construction of up to 1 dwelling (minimum of 1, maximum of 1.)
Land adjacent to 37 Longfield, Falmouth.

Recommend approval.
- 2. Boslowick** **Mr Chris Young**
PA26/03729
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Change of use of 4 holiday units back into 1 single dwelling. No external works proposed, only internal. The existing single residential annexe below dwelling is not affected.
Lakeside, Swanpool, Falmouth.

Recommend approval.
- 3. Penwerris** **Mr & Mrs Winn**
PA26/03988
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Conversion of loft to form home office/study with dormer and demolition of ground floor utility room.
6 Riverview, Penwerris Lane, Falmouth.

Recommend approval.
- 4. Arwenack** **Mrs K Drake**
PA26/04052
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Works to trees within a Conservation Area - T1 Red Sycamore. Remove lowest, south-westerly extending branch; reduce crown overall by 1.5m.
26 Woodlane, Falmouth.

For Information Only.
- 5. Trescobeas** **Katy Senior**
PA26/04113
(Case Officer: Mark Webb – Mark.Webb@cornwall.gov.uk)
Refurbishment and minor re-modelling of the existing Grade II Listed Adult Education building to provide an integrated services hub for Cornwall Council with variation of condition 2 of decision notice PA24/01687 dated 05.07.2024.
Tregenver Adult Learning Facility, Tregenver Road, Falmouth.

Recommend approval.

- 6. Arwenack** [PA26/04127](#) **Mr R Day**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Replacement of existing windows with heritage style uPVC sliding sash windows.
Highcliffe Hotel, 22 Melvill Road, Falmouth.
- Recommend approval.
- 7. Arwenack** [PA26/04266](#) **Mr James Innes Williams**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov.uk)
Remove polycarbonate and uPVC porch to south and west elevations. Replace with rendered walls and slate roof extension. New front door. Demolition of rear single storey outrigger and build new single storey infill side extension.
7 Gyllyngvase Terrace, Falmouth.
- Recommend approval.
- 8. Arwenack** [PA26/04428](#) **Mr Fergus Stewart**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to Tree covered by a Tree Preservation Order (TPO) - T1 - White Poplar -
Remove 1 snapped/broken branch still partially attached to tree and hanging over garden. Reduce over extended lateral branches over garden by 2-2.5m.
23 Pengarth Road, Falmouth.
- Recommend approval
- 9. Boslowick** [PA26/04533](#) **Mrs J Bayliss**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Works to trees covered by a Tree Preservation Order - T1 and T2 - Sycamore -
Reduce lateral branches by approx 2m on South side only. T3 - Oak - Reduce lateral branches by approx 1.25m and crown lift to clear fence.
Land north of Rosemullion Veterinary Hospital, Bickland Water Road, Falmouth.
- Recommend approval.
- 10. Arwenack** [PA26/04535](#) **Mrs Brenda Bunting**
(Case Officer: Abbie Franklin – Abbie.Franklin@cornwall.gov.uk)
Works to Tree within a Conservation Area (TCA) - Holm Oak - Reduction and rebalance.
1 Rosehill Place, 66 Melvill Road, Falmouth.
- For Information Only.

APPENDIX II

- 1. Arwenack** **PA26/03727** **Ali Ennaji**
(Case Officer: Helen Trebilcock – Helen.Trebilcock@cornwall.gov)
Internal alterations and two storey extension to hotel, in particular the swimming pool area/ Armada Suite.
The Royal Duchy Hotel, 4 Cliff Road, Falmouth.

- 2. Trescobeas** **PA26/04057** **Mr T Carey**
(Case Officer: Chloe Britten – Chloe.Britten@cornwall.gov.uk)
Proposed rear single storey extension, construction of side store and formation of improved parking.
16 Levant Rise Falmouth



Appeal Decision

Site visit made on 22 June 2026

by **C Rose BA (Hons) BTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 2 July 2026

Appeal Ref: 6007273

Land abutting Swans Reach, Falmouth TR11 5GG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant permission in principle.
 - The appeal is made by Mr/Mrs Bradbury against the decision of Cornwall Council.
 - The application Ref is PA25/08993.
 - The development proposed is permission in principle for two self-build dwellings (minimum 2, maximum 2).
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The proposal is for permission in principle. Planning Practice Guidance advises that this is an alternative way of obtaining planning permission for housing-led development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed. This appeal relates to the first of these 2 stages.
3. The scope of the considerations for permission in principle is limited to location, land use and the amount of development permitted. All other matters, including scale and orientation, effect on living conditions, access and parking, energy efficiency and low carbon principles are considered as part of a subsequent Technical Details Consent application if permission in principle is granted. I have determined the appeal accordingly and as such treated the GA Indicative Proposed Site Plan¹ as indicative only.
4. The Councils Statement of Case confirms that reference to policy CC4 of the Falmouth Neighbourhood Development Plan 2012-2030 October 2021 (FNP) in the reason for refusal has been added in error. As I have no reason to disagree, I am determining the appeal on this basis.

Main Issue

5. The main issue is whether the site is suitable for residential development, having regard to its location, the proposed land use and the amount of development, with particular regard to the effect on open space.

¹ Drawing No. 0599-MRM-DR-A-3203-01

Reasons

6. The appeal site comprises a privately owned strip of land running to the rear of properties accessed off Swans Reach. The land slopes from northwest to southeast with boundaries formed from hedgerows, trees and fencing. There are a number of trees within the site, particularly to the south-east, but no seating, lighting or laid out play space. Access is informal, with a pedestrian footpath along the northern edge and no vehicular access.
7. The site links with a further area of undeveloped land on the opposite side of Swans Reach with the surrounding area being mainly residential consisting of predominately detached and semi-detached houses forming a suburban setting.
8. As a result, the appeal site is generally open and provides a physical and visual break to surrounding built development. By virtue of its undeveloped nature, trees, planting and connection to other open space, in combination with its tranquillity and potential ecological value to the local community (as demonstrated by the comments from interested parties), the proposal makes a significant contribution to the character of the area and wellbeing of the community.
9. The appeal site formed part of a wider site granted outline planning permission and subject to a subsequent appeal. A related Section 106 Unilateral Undertaking was signed in April 2002 (the UU)². The UU references structural landscaping and open space through clauses 4.2.1 to 4.2.8 that required that the dedication of land for public open space be secured via a separate process. From the evidence before me, and while it may have been the intention that the appeal site be secured as designated open space, I have not been provided with substantive evidence that the clauses were complied with and the land formally designated or transferred to the Council as part of that process. Furthermore, the appeal site sits outside of the redline for planning permission reference C1/SA02/1209/05/M and I have not been provided with evidence clearly demonstrating or explaining how this results in the formal designation of the appeal site as open space.
10. Accordingly, I have not been provided with substantive evidence clearly demonstrating that there are legal restrictions on the site limiting its use to public open space. Additionally, given that the appeal site is not in any form of public ownership and is not available for recreation or sport by the community, it does not meet the definition of open space in the Cornwall Open Space Strategy 2014.
11. Nonetheless, FNP Policy FOS 1 states that development of any open spaces recorded as having a high value from the Falmouth Local Landscape Assessment (the Assessment) will not be supported. In this regard, the Assessment identifies the appeal site, along with the land on the opposite side of Swans Reach, under reference 063/064 as High Value. In support of this, the Neighbourhood Development Plan Green Spaces Assessment Report PGSA F063 identifies the site as amenity land of local significance for its tranquillity. Additionally, the Summary identifies the site as a pleasant feature with a tree planting programme that will mature and provide a habitat for wildlife rendering the site a very valuable natural space. The Assessment acknowledges that the site was privately owned and it is noteworthy that the wording of FNP Policy FOS 1 relates to 'any open spaces' and as such is not restricted to legally designated or public open space.

² C1-MC02-0903-96-S

12. While I have had regard to the site not being referenced in the Council's Local Nature Recovery Strategy (the Strategy), providing some evidence that the site is not highly valuable for wildlife and questioning the High Value placed on the site, the application is not supported by any up-to-date site specific ecology evidence demonstrating that the maturing trees and land on the site do not provide an important habitat for wildlife. In this regard, I note the comments from interested parties identifying the site as being of some ecological value and noted the overgrown nature of the site with significant tree numbers, albeit less in number than that stated by the Council, at the time of my site visit. Moreover, this does not address the value of the site for its tranquillity and as a natural space in the heart of a residential development. As such, I do not find that the Strategy on its own demonstrates that the site is no longer of a High Value.
13. Consequently, and given that the appeal site forms a type of open space as identified in the Assessment, albeit privately owned, redundant, and unmaintained, the proposal does not gain support from FNP Policy FOS 1 that states that development of any open spaces recorded as having a high value will not be supported.
14. In relation to FNP Policy FOS 1, I have had regard to Appendix 8.1 and 8.2 of the FNP not recording the appeal site as a Principal Site of open space but as a Secondary Site. Given that FNP Policy FOS 2 relates to the Assessment of secondary open spaces, this would appear to provide some uncertainty regarding the inclusion of the site under FNP Policy FOS 1.
15. However, even if FNP Policy FOS 2 applies instead of FNP Policy FOS 1, this states that 'Development proposals which would impact on any of the unassessed open spaces should include a Local Landscape Character Assessment report' and if found to be of high or moderate value, the relevant part of FNP Policy FOS 1 will apply. In relation to the appeal site, it has been assessed as open space and the application is not accompanied by a Local Landscape Character Assessment report demonstrating that the site is not of high or moderate value such that FNP Policy FOS 1 should not apply to the determination of the application. As such, the proposal does not gain support from FNP Policy FOS 2.
16. I have also had regard to the appellant stating that the appeal site has been included within the FNP as open space by error due to Cornwall Council's definition of open space excluding land in private ownership. However, Section 5.4 of the FNP Environment and Open Spaces Working Group report, whilst specifically identifying the appeal site within a table as being in private ownership, goes on to state that to 'fulfil the objective of identifying all open spaces' in the FNP area, it was decided to conduct a full and comprehensive study with open space defined 'as any piece of open, undeveloped land upon which it was deemed possible to erect a single dwelling with access.' As such, the report and FNP specifically included land in private ownership.
17. Further to the above, I have had regard to paragraph 104 of the National Planning Policy Framework (the Framework) that states that existing open spaces should not be built on unless an assessment has been undertaken clearly showing the open space/land to be surplus to requirements; the loss would be replaced by equivalent or better provision; or, the development is for alternative sports or recreational provision the benefits of which clearly outweigh the loss. As the proposal is not accompanied by assessment/evidence demonstrating that the open space/land is

surplus to requirements, and the loss is not proposed to be replaced, the proposal is contrary to paragraph 104 of the Framework.

18. I note that the appellant states that paragraph 104 of the Framework does not apply as it only relates to existing open space, sports and recreational buildings and land with the appeal site privately owned, unmanaged, not adopted and not subject to enforceable public access. However, the definition of Open Space in the Glossary at Annex 2 to the Framework states that it applies to all open space of public value. It does not state that such land must be in public ownership or publicly accessible. Furthermore, due to its value for tranquillity, and potentially wildlife, and given the interested party comments related to concerns regarding the loss of the site and its amenity, green infrastructure and ecological value, I find that the appeal site is of some public value. As such, I find that paragraph 104 of the Framework applies to the appeal proposal.
19. The reason for refusal references paragraphs 105-108 of the Framework. Paragraph 105 relates to the protection of public rights of way and in the absence of evidence that there is a public right of way crossing the site I do not find this directly relevant. Paragraphs 106-108 relate to the designation of Local Green Space. While I have taken account of the Note on page 68 of the FNP to open spaces categorised as high or moderate value in the Assessment being considered to 'meet the criteria for designation as Local Green Space' as defined in the Framework, I have not been provided with substantive evidence that the appeal site has been formally designated as Local Green Space, as opposed to just meeting the criteria for designation. As such, I do not find the proposal contrary to paragraphs 105-108 of the Framework.
20. I have had regard to the appeal decision³ for a site located to the north-west of the current appeal site. Although I note that the appeal was allowed, the Inspector states that the site 'does not provide a notable impression of openness when viewed from the park' and does not 'make a significant contribution to the character and appearance of the area'. Furthermore, it is not identified on FNP Maps 8a & 8b as open space subject to FNP Policies FOS 1 or 2. As such and given that I have found the current appeal proposal makes a significant contribution to the character of the area, the developments are not directly comparable. Furthermore, I am required to consider the appeal proposal on its merits.
21. It follows from the above that the site is not suitable for residential development, having regard to its location, the proposed land use and the amount of development with particular regard to the loss of open space. As such it is contrary to CLP Policies 12, 13, 16 and 25, FNP Policy FOS1 and Policy G1 of the Climate Emergency Development Plan Document February 2023. Amongst other things, these state that development should demonstrate a design process that has clearly considered the existing context, avoid adverse impacts resulting from visual effects, improve the health and wellbeing of communities and residents, protect and enhance existing green infrastructure which is important to townscape and visual amenity, do not support development of any open spaces recorded as having a high value, and that green infrastructure should be central to the design of schemes. For the reasons stated above, the proposal is also contrary to paragraph 104 of the Framework.

³ APP/D0840/W/19/3226696

Other Matters

22. The proposal would be likely to have a significant effect, either alone or in combination, on the Fal and Helford Special Area of Conservation (SAC) due to its location within its recreational zone of influence and through the provision of further housing. The appellant has paid a contribution to the Council towards mitigating any significant effects on the SAC and made an undertaking under Section 111 of the Local Government Act 1972 in accordance with the European Site Mitigation Supplementary Planning Document July 2021. The Council has stated that this adequately mitigates any likely significant effects and I have no reason to disagree.

Other Considerations and Planning Balance

23. The Framework states that existing policies should not be considered out-of-date simply because they were adopted prior to its publication. Instead, due weight should be given to them, according to their degree of consistency with the Framework. I find that CLP Policies 12, 13, 16 and 25 and FNP Policies FOS 1 and FOS 2 are generally consistent with the Framework's aims to achieve well-designed places and to not build on open space unless it is surplus to requirements and the loss is to be suitably replaced. As a result, the proposal conflicts with the development plan taken as a whole.
24. The Council accepts that it cannot demonstrate a five year supply of deliverable housing sites as required by the Framework. Consequently, and given that there are no related assets of particular importance that provide a strong reason for refusing the development proposed, Paragraph 11 d) ii of the Framework, is engaged. It states that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
25. Weighing in favour of the proposal, there is an urgent need for housing when considering the shortfall in housing supply. In this regard it is noteworthy that the Council have declared a 'housing crisis'. In relation to this, the proposal would boost the supply of housing in a location benefitting from good links to services and facilities, provide construction and economic benefits and associated jobs, with occupiers supporting local services and facilities. In addition, the delivery of two self-build dwellings would contribute towards the area's housing supply of self-build properties, provide opportunities to promote environmental sustainability, biodiversity enhancements and climate resilience and its small scale means it would likely be built out relatively quickly and make an important contribution to the housing requirement. However, given the scale of the proposal, the benefits would be very modest.
26. Weighing against the proposal is the conflict with the development plan resulting in harm to the character of the area and wellbeing of the local community from the loss of open space. Given the size of the appeal site, I give this moderate weight.
27. Even taking into account the objective to promote the effective use of land and to significantly boost the supply of housing, the Council's housing land supply position and other benefits, I find that the identified adverse impacts of the development would significantly and demonstrably outweigh the identified benefits, when assessed against the policies in the Framework taken as a whole. Consequently, the proposal does not benefit from the presumption in favour of sustainable development.

Conclusion

28. I conclude that the proposal conflicts with the development plan, when read as a whole, and there are no other considerations, including the Framework, that outweigh that harm. The appeal is therefore dismissed.

C Rose

INSPECTOR



Appeal Decision

Site visit made on 22 June 2026

by **C Rose BA (Hons) BTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 01 July 2026

Appeal Ref: 6003740

River View, 93 North Parade, Falmouth, Cornwall TR11 2TQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr M Ginns against the decision of Cornwall Council.
 - The application Ref is PA25/05858.
 - The development proposed is proposed 2-storey dwelling with basement storage. Formation of amenity terrace over the rear extension of no.93 North Parade (pitched roof has approval for removal PA24/03316).
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The appeal is accompanied by an updated plan¹, removing obscure glazing from a first-floor window to the Proposed South West Elevation. This change seeks to partly address the second reason for refusal. The plan has not been subject to formal public consultation but the Council and interested parties did have an opportunity to comment on it as part of the appeal process. Given this, and given my overall findings below, accepting this plan at this stage would not be unfair or deprive those who should have been consulted the opportunity of such consultation. Therefore, having regard to the principles of Holborn², acceptance of the plan would not be procedurally unfair. As a result, I have therefore taken it into account in determining this appeal.
3. I note reference by the appellant to the Council agreeing that comments from Ponsanooth Parish Council have been submitted in error against this appeal. For clarity, I have not considered these comments when determining the appeal.

Main Issues

4. The main issues are:
 - the effect of the proposal on the living conditions of the occupiers of No.93 North Parade (No.93) with particular regard to outlook and the provision of outdoor space;
 - the effect of the proposal on the living conditions of the occupiers of No.95 North Parade (No.95) with particular regard to outlook and overshadowing; and,

¹ 4412 02D Proposed Plans, Elevations, Site Plan and Site Section

² Holborn Studios Ltd v The Council of the London Borough of Hackney [2017] EWHC 2823 (Admin)

- whether the proposal would provide an adequate standard of living accommodation for future occupiers with particular regard to internal space standards and outlook.

Reasons

Living conditions of the occupiers of No.93

5. The proposed roof terrace extends over rooms to the rear of No.93. At the time of my site visit, these rooms comprised a utility/kitchen area, storage room and bathroom. As well as the kitchen/utility benefitting from a rear access door, it also benefits from a side window. The bathroom benefits from a side window with the storage room also benefitting from a side window in addition to a larger rear facing window.
6. Notwithstanding the use of the rooms at the time of my site visit, I have had regard to the use of these rooms being able to be changed to principal/main habitable rooms, not least in relation to a previous consent for No.93³. With regard to this, I also note plans⁴ before me detailing the retention of the rear window and door.
7. The proposed development would result in the rear kitchen/utility door and rear window to the storage room looking out directly at the lower ground cycle stores in very close proximity across a narrow access corridor. Furthermore, the proposed bridge link to the roof terrace would roughly align with the position of the kitchen/utility door.
8. As a result of this, the outlook from these rooms, and amount of light received, would be significantly diminished. Although the kitchen/utility and storage room also benefit from side windows, these are relatively small and their presence does not remove the significant harm caused from the close arrangement, changed outlook and loss of light received as a result of the close position of the proposed dwelling. This is the case even acknowledging that the remainder of No.93 is designed with habitable rooms orientated towards North Parade.
9. While, due to the position of the proposed dwelling, No.93 would lose part of its outdoor space, this did not appear to be well used at the time of my site visit and was mainly hard surfaced and used for storage. Furthermore, I note the availability of outdoor space to the front and side of No.93 off North Parade left over following the provision of associated car parking and turning space. As a result of this, I find no harm from the loss of some outdoor space.
10. It follows from the above that although I find no harm to the living conditions of the occupiers of No.93 with regard to the loss of outdoor space, the proposal would have a harmful effect on the living conditions of the occupiers of No.93 North Parade with particular regard to outlook. As such, it is contrary to policies 12 and 13 of the Cornwall Local Plan Strategic Policies 2010 – 2030 November 2016 (CLP) and Section 9 of the Cornwall Design Guide Achieving quality in development for people, wildlife & the environment December 2021 (CDG). Amongst other things, these seek high quality design, protect individuals and property from overshadowing and overbearing impacts, avoid adverse impacts from visual effects, have plenty of light and a pleasant outlook to enable residents to feel

³ PA22-04455

⁴ EC200/01.19/02

comfortable in their home with habitable rooms orientated to maximise their outlook and not be positioned to look out at a wall.

11. For the same reasons, the proposal fails to accord with the provisions of the National Planning Policy Framework (the Framework) that seeks a high standard of amenity for existing and future users.

Living conditions of the occupiers of No.95

12. No.95 is located generally to the north of the appeal site. Immediately adjacent to the boundary with the appeal site No.95 comprises a driveway and garage with outdoor space beyond. While the main usable outdoor space may be to the east of No.95, this does not negate the need to protect any secondary areas.
13. By virtue of the height of the proposed dwelling, gable end form, depth of the building and position close to the southern side boundary with No.95, it would result in an overbearing impact and a degree of overshadowing to the outdoor space to No.95. Although I have had regard to the greatest impact being upon the driveway, this does not adequately mitigate or remove the harm from the scale and position of the building in such close proximity.
14. I acknowledge that the occupiers of No.95 have not raised an objection to the proposal, but this does not remove the harm identified above. Furthermore, it is necessary to consider the effect of the proposal on the living conditions of future occupiers of No.95.
15. In conclusion, I find that the proposal would result in a harmful effect on the living conditions of the occupiers of No.95 North Parade with particular regard to outlook and overshadowing. As such, it is contrary to CLP policies 12 and 13. Amongst other things, these seek high quality design, protect individuals and property from overshadowing and overbearing impacts, and avoid adverse impacts from visual effects.
16. For the same reasons, the proposal fails to accord with the provisions of the Framework that seeks a high standard of amenity for existing and future users.

Living conditions of future occupiers

17. Plan No 4412 02 D submitted with the appeal shows a 2-storey, 2-bedroom, 3-person dwelling above a basement storage area that is accessed externally. The basement storage area is annotated as being split equally between the proposed dwelling and No. 93 for cycle storage.
18. Table 1 of The Technical housing standards - nationally described space standard March 2025 (the NDSS) details that for a 2-storey, 2-bedroom 3-person dwelling, the minimum internal floor area is 70m² with 2m built-in storage. In light of the basement nature of the storage area, use for cycle storage, being externally accessed and not forming a key part of the home, I do not find that it comprises gross internal floor area or built-in storage for the purposes of the NDSS.
19. As a result, the proposed floorspace falls below the NDSS minimum for gross internal floor areas and storage. While I accept that the proposal would result in a relatively small shortfall, the NDSS is a minimum seeking to ensure a good standard of accommodation. I therefore find that the shortfall would result in an inadequate standard of living accommodation for future occupiers.

20. The dwelling would benefit from unrestricted outlook from ground and first floor windows to the Proposed South West Elevation and from the ground floor of the Proposed North East Elevation. In light of this, and given that the proposed first floor room benefits from windows to its front and rear, I find no harm to the living conditions of future occupiers from the obscure glazing of windows at first floor level to the Proposed North East Elevation.
21. It follows from the above that although I find no harm to future occupiers with regard to outlook, the proposal would provide an inadequate standard of living accommodation for future occupiers with particular regard to the provision of internal space standards. As such, it is contrary to CLP policies 1, 2, 12 and 13 and Section 9 of the CDG. Amongst other things, these seek to secure sustainable development having regard to policies in the Local Plan, ensure high quality design, provide sufficient internal space in housing for everyday activities, and support and raise the quality of life for occupants and users of buildings.
22. For the same reasons, the proposal fails to accord with the provisions of the Framework that seeks a high standard of amenity for existing and future users.

Other Matters

23. The proposal would be likely to have a significant effect, either alone or in combination, on the Fal and Helford Special Area of Conservation (SAC) due to its location within its recreational zone of influence and through the provision of further housing. The appellant has paid a contribution to the Council towards mitigating any significant effects on the SAC and made an undertaking under Section 111 of the Local Government Act 1972 in accordance with the Council's European Site Mitigation Supplementary Planning Document July 2021. The main parties have stated that this adequately mitigates any likely significant effects, and I have no reason to disagree.

Other Considerations and Planning Balance

24. I have had regard to the general appearance of the proposed dwelling causing no harm to the character and appearance of the area and to the dwelling benefitting from sufficient car parking, outdoor space and secure cycle parking (albeit noting the cycle parking position away from the highway accessed by steps). However, as these are requirements of local and national planning policy and guidance, I give them little weight in support of the proposal.
25. The Framework states that existing policies should not be considered out-of-date simply because they were adopted prior to its publication. Instead, due weight should be given to them, according to their degree of consistency with the Framework. I find that CLP Policies 1, 2, 12 and 13 are generally consistent with the Framework's aims to achieve sustainable development and create places with a high standard of amenity for existing and future users. As the proposal is in conflict with these policies, the development is contrary to the development plan as a whole.
26. The Council accepts that it cannot demonstrate a five year supply of deliverable housing sites as required by the Framework. Consequently, and in the absence of assets of particular importance that provide a strong reason for refusing the development, Paragraph 11 d) ii of the Framework, is engaged. It states that planning permission should be granted unless any adverse impacts of doing so

would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

27. Weighing in favour of the proposal, there is an urgent need for housing when considering the shortfall in housing supply and the proposal would result in windfall development that the Framework states should be given great weight. In this regard it is noteworthy that the Council have declared a 'housing crisis'. The proposal would also provide construction and economic benefits and associated jobs, make use of previously developed brownfield land with occupiers supporting local services and facilities. In addition, the delivery of a dwelling would contribute towards the area's housing supply and provide other benefits including making an effective use of previously developed land, and its small scale means it would likely be built out relatively quickly and make an important contribution to the housing requirement. However, given the small scale of the proposal the benefits would be very modest.
28. Weighing against the proposal is the harm to the living conditions of neighbouring and future occupiers that I give substantial weight in light of the level of harm caused. Even taking into account the objective to promote the effective use of land and to significantly boost the supply of housing and the Council's housing land supply position, other benefits, and giving substantial weight to the value of using brownfield land, I find that the identified adverse impacts of the development would significantly and demonstrably outweigh the identified benefits, when assessed against the policies in the Framework taken as a whole. Consequently, the proposal does not benefit from the presumption in favour of sustainable development.

Conclusion

29. I conclude that the proposal conflicts with the development plan, when read as a whole, and there are no other considerations, including the Framework, that outweigh that harm. The appeal is therefore dismissed.

C Rose

INSPECTOR

TOWN AND COUNTRY PLANNING ACT 1971

FOR SUBMISSION TO THE COUNCIL ON 13th JULY 2026

Applicant	Works, Location, and App. Number	Decision
Mr Steve Kemsley	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 PA26/01857	Approved*
Mrs H Song	Proposed hip and gable loft conversion, including 2 No front facing rooflights, rear dormer, replacement rear single storey extension and formation of rear verandas. 4 Vernon Place, Falmouth. PA26/02949	Approved*
Phillip Passmore And Chloe Hutton	To revoke s.106 agreements dated 07.04.11, 16.05.12, 06.09.13 and 08.11.16, and replace them with a new s.106 agreement based on the single dwelling template, varying the % discount to take into account a lease variation required to meet lender requirements. 7 Beagle Court, Falmouth. PA26/00491	Withdrawn
Christine Fleming	Replacement of 5no. existing timber windows with 5no. larger pvcu vertical-sliding sash windows. 3 And 4 Victoria Quay, Packet Quays, Falmouth. PA26/01859	Approved
Mr Frost	Application for tree works in a Tree Preservation Order (TPO): T1 Copper Beech - Reduce Height and spread of crown on the South side by approx 2m. Thin South, South East and South West portion of crown by 20% and thin rest of crown by 10-15%. Northbrook, 36 Melville Road, Falmouth PA26/01904	Approved
Tim and Theresa Lovell	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. PA26/01993	Approved

Mrs Rosemary Lynch	Listed Building Consent to take down and rebuild the chimney. 4 Florence Terrace, Falmouth PA26/02085	Approved
Mr & Mrs Cragg	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. PA26/02255	Approved
Mr & Mrs Clegg	Erection of double garage in place of former single garage (now demolished). Little Ships, Swanpool, Falmouth. PA26/02261	Approved
Mr Spencer Felton	To 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. PA26/02313	Approved
Mr Luke Kemp	Application of tree works in a Tree Preservation Order: Removal of Cypress Leyland tree to ground level. 29 Pengarth Road, Falmouth. PA26/02386	Approved
Cornerstone Telecommunications	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. Cornwall College, Killigrew Street, Falmouth. PA26/02547	Approved
St Austell Brewery	Advertisement consent for proposed replacement sign. Chain Locker, Quay Street, Falmouth. PA26/02632	Approved
St Austell Brewery	Listed building consent for proposed replacement sign. The Chain Locker, Quay Street, Falmouth. PA26/02636	Approved

Ms Natasha Harvey	Erection of dwellinghouse and garage and associated landscaping without compliance of 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. PA26/02706	Approved
Edward Osman	Application for a Lawful Development Certificate for an Existing Use of the building known as Tresillian House, 3 Stracey Road, Falmouth, as 12 self-contained flats with ancillary shared communal facilities, within Use Class C3. Tresillian House, 3 Stracey Road, Falmouth. PA26/02731	Granted
Mr T Anik	Advertisement consent for profile cut acrylic letters mounted on aluminium composite panel, vinyl stickers on aluminium composite panels. Chicken Point, 7 Killigrew Street, Falmouth.	Approved
Mr Richard Woods	Certificate of Lawfulness (Existing) for use as a 7 bedroom House in Multiple Occupation (HMO) (sui generis). 105 Killigrew Street, Falmouth. PA26/02814	Granted
Ms Grace Martinez	Lower ground floor studio, rear extension and internal alterations. 38 Pendarves Road, Falmouth. PA26/02835	Withdrawn
LNT Care Developments	Submission of details to discharge Condition numbers 3 (CEMP), 4 (LEMP) and 5 (HMMP) in respect of Decision Notice PA25/06993 dated 30/04/26. Falmouth Business Park, Bickland Water Road, Falmouth. PA26/03153	S52/S106 and discharge of condition apps
Mr & Mrs Wilkes	Alterations and first floor extension. 81 Mongleath Road, Falmouth. PA26/03220	Approved
Mr Robert Collings	Works to tree (s) is a Conservation Area (TCA). Reduce overhanging branches, Feadon, 4 Pennance Road, Falmouth, PA26/03392	Decided not to make a TPO

LNT Care Developments	Submission of details to discharge Condition 6 in respect of Decision Notice PA25/06993 dated 30.04.2026. Falmouth Business Park, Bickland Water Road, Falmouth.	S52/S106 and discharge of condition apps
E. Penna	Submission of details to discharge Conditions 3 and 4 in respect of Decision Notice PA25/07710 dated 16.12.2025. Old Public Toilet, Greenbank Gardens, Falmouth. PA26/03752	S52/S106 and discharge of condition apps

FIVES VARIATION TO LICENSE – FALMOUTH

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

For our rear garden, front garden and side driveway areas, we would like to

- Amend plan of premises
- Add recorded music to the these areas
- Add sale of alcohol in these areas

Recorded Music

Timings for outdoor soft workplace background music to be applied to both the front and rear garden areas:

Monday through to Sunday – 7 days a week

12:00 – 23:00

Supply of alcohol (on and off sales)

Timings for “supply of alcohol” to be applied to both the front and rear garden areas:

Monday through to Sunday – 7 days a week

12:00 – 23:00

Hours premises are open to the public

(OUTDOORS – Front Garden)

Monday through to Sunday – 7 days a week

09:00 – 01:00

(OUTDOORS – Rear Garden)

Monday through to Sundays – 7 days a week

09:00 – 23:00